

Villa

Pag, Dalmatia



Ref	RE-LB-IRO2452
Type	Villa
Region	Dalmatia > Zadar
Location	Pag
Front line	No
Sea view	Yes
Distance to sea	80 m
Floorspace	120 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 445 000

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For sale is a modern villa with a private outdoor pool, located in a peaceful and idyllic setting on the southern side of the island of Pag.

Positioned on a gentle elevation just 80 meters from a sandy-pebble beach, the property offers a panoramic view of the sea and the surrounding archipelago.

It is conveniently located only 15 minutes from the town of Pag and 40 minutes from Zadar.

The villa features 120 m² of living space spread over two thoughtfully designed floors that highlight comfort, functionality, and abundant natural light.

The ground floor includes a spacious open-plan living room connected to the kitchen and dining area, with large glass walls opening to a terrace with a lounge zone, pool, and sunbathing deck. All living areas offer panoramic sea views. This level also features an entrance hallway and a bathroom.

The upper floor includes two spacious master bedrooms, each with its own en-suite bathroom, and one of the rooms has access to a balcony with a stunning sea view. The entire villa is designed to maximize natural light and make the most of the attractive location near the coast, resulting in bright and airy interiors.

Construction features high-quality materials and modern equipment with an emphasis on durability and energy efficiency, achieving an A+ energy rating. The property also includes a covered parking space and a landscaped yard with an access road.

The villa is currently under construction with joinery installed, and completion to the turnkey phase is planned for autumn 2026. Buyers have the option to participate in selecting certain finishing details. The villa is part of a small complex of three houses in a row, each sold separately and equipped with its own pool and covered parking.

Price options: €445,000 at the current construction phase or €499,000 for the fully completed villa, with possible adjustments depending on the stage of completion. This property is an excellent opportunity for private use or investment in tourist rentals.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Swimming pool

Modern

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Price per m²:
3.708 €

Average price/m² of this type
in this region:
4.565 €

Median price/m² of this type
in this region:
4.148 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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