

# Apartment

## Lun, Karlobag



<b>Ref</b>	RE-U-40236
<b>Type</b>	Apartment
<b>Region</b>	Karlobag
<b>Location</b>	Lun
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	64 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 266 000

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Located in Jakišnica near Novalja on the island of Pag, just 150 meters from the sea, this attractive first-floor apartment offers a beautiful open view of the Adriatic and a comfortable living environment in a peaceful coastal setting. Situated in a well-designed residential building with only five apartments, this property is ideal for permanent living, a holiday retreat, or a high-potential tourist rental.

Apartment A2 has a net living area of 59.57 square meters and features a functional and well-balanced layout. The apartment includes two bedrooms, a bright living room seamlessly connected to the kitchen and dining area, a bathroom, an additional guest toilet, and a covered balcony that offers a stunning sea view, creating a perfect space to relax and enjoy the Mediterranean atmosphere throughout the day.

The apartment also includes a private storage room and one designated parking space, providing added convenience for everyday living. Comfort is ensured through air-conditioning systems, while underfloor heating is installed in the kitchen and bathroom. The bedrooms are finished with high-quality built-in wooden parquet flooring, adding warmth and a homely feel to the interior.

With a total gross area of 63.79 square meters, this apartment represents an excellent opportunity for buyers seeking functionality, comfort, and a memorable sea view in close proximity to the beach. Completion and move-in readiness are planned for August 15, 2025. Property viewings are available exclusively upon signing a real estate brokerage agreement. For further information or to arrange a viewing, interested buyers are invited to contact us.

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:**

- Storage
- Floor heating
- Urbanized

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Price per m<sup>2</sup>:  
4.156 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.025 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.823 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

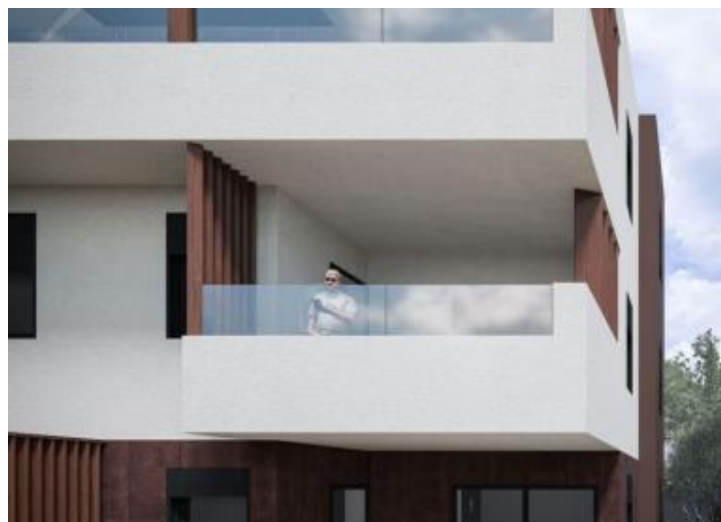
Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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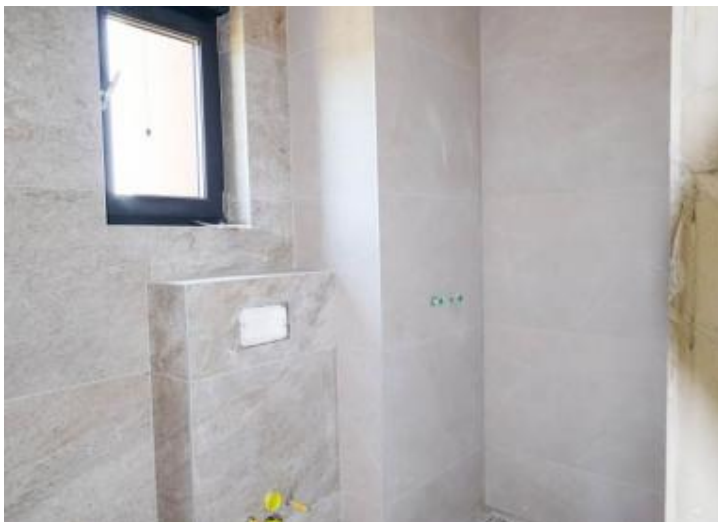


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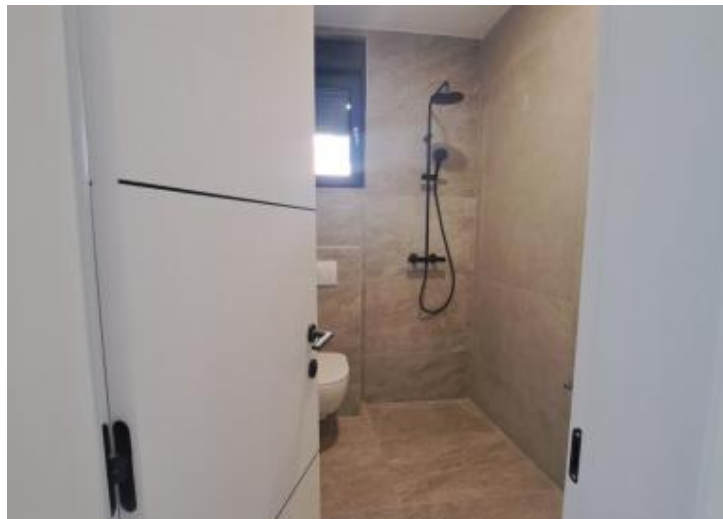
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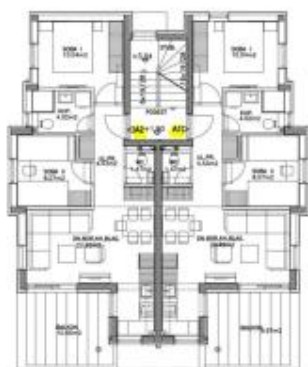


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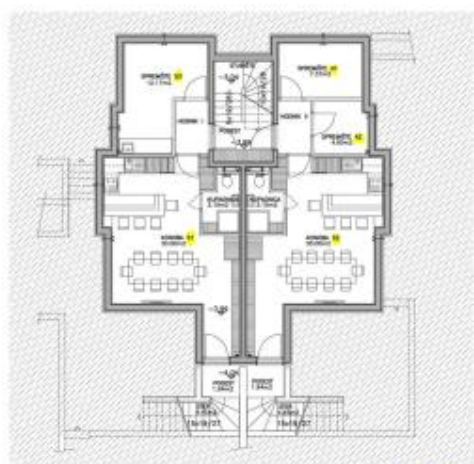


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ZONADA "1"  
FLOOR I. KATA

Ap. A2		I. kat		
posebni dio	ulazni prostor	4,53	1,00	4,53
	dn.boravak,kuhinja,blagovaonica	20,92	1,00	20,92
	soba I	10,04	1,00	10,04
	soba II	8,07	1,00	8,07
	kupaonica	4,02	1,00	4,02
	wc	1,47	1,00	1,47
		<b>49,05</b>		<b>49,05</b>
sporedni dio	nat.balkon	10,05	0,50	5,03
		<b>10,05</b>		<b>5,03</b>
	spremište A2 (Po)	4,60	0,75	3,45
		<b>4,60</b>		<b>3,45</b>
		<b>14,65</b>		<b>8,48</b>
	<b>ukupno A1</b>	<b>63,70</b>		<b>57,53</b>
	parking P-A2-1	12,50	0,25	3,13
	parking P-A2-2	12,50	0,25	3,13
		<b>25,00</b>		<b>6,26</b>
	<b>A2 sveukupno</b>	<b>88,70</b>		<b>63,79</b>



ZONADA "1"  
FLOOR PODZEMLJE