

Villa

Mandre, Kolan, Karlobag



Ref	RE-U-20186
Type	Villa
Region	Karlobag
Location	Mandre, Kolan
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	270 sqm
Plot size	1000 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 470 000

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Luxury modern villa with swimming pool in Mandre on Pag!

We are selling this beautiful detached villa of 270 sq.m. on a land plot of 1124m² located in a quiet environment only 400 meters from the sea.

The villa is divided into two floors where on the ground floor there is a large living room with kitchen and dining room, two bedrooms and two bathrooms.

On the first floor of the villa, we have three bedrooms, each of which has its own bathroom, then an open space where we have billiards, a fitness room, a sauna and two balconies.

In the beautiful fenced yard we have a heated swimming pool of 32 m², a sunbathing area and a gazebo with a barbecue for pleasant summer gatherings.

The villa is fully furnished with modern and luxurious up-to-date furniture where every detail has been taken care of, underfloor heating throughout the villa and fully air-conditioned and is being sold as such.

A luxury property worthy of attention.

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

Gym

Sauna

Floor heating

Detached

Modern

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Price per m²:
5.444 €

Average price/m² of this type
in this region:
4.200 €

Median price/m² of this type
in this region:
4.358 €

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

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

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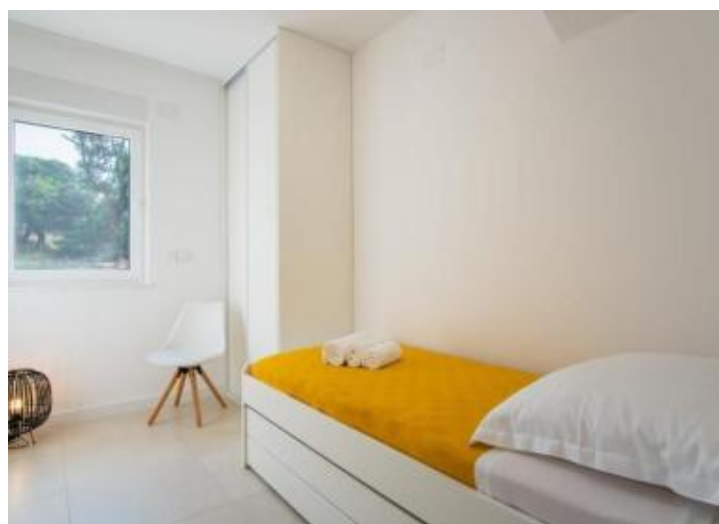
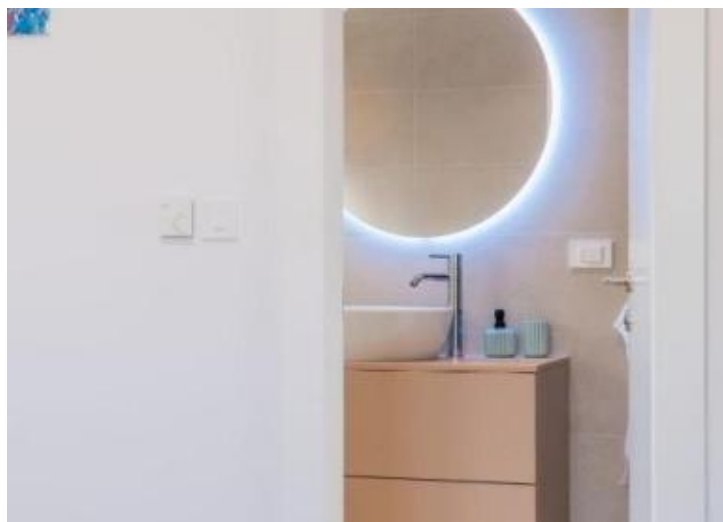
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