

# Apartment

## Mandre, Kolan, Karlobag



<b>Ref</b>	RE-U-27437
<b>Type</b>	Apartment
<b>Region</b>	Karlobag
<b>Location</b>	Mandre, Kolan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	98 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 399 000

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Wonderful penthouse in Mandre, Kolan, Pag peninsula, 150 meters from the sea!

In a unique peaceful and quiet location, yet not far from the center of the village, a new boutique residence is being built.

The apartment in offer is located on the second floor of a modernly designed new building, with only three apartments. The apartment is comfortable. It consists of a kitchen with a dining room, a living room with access to the terrace, a bathroom, an entrance hall, and two bedrooms. The total square footage of the apartment is 98.28 m<sup>2</sup>. A very modern property with a sea view.

The terrace has a hydromassage pool. First-class materials are used for the construction itself, and the property will be equipped at a high level, low-e iso glass + argon, two-tone PVC joinery (anthracite-white), electric blinds, first-class tiles, all rooms heated/cooled by separate air conditioners, walk-in showers in the bathrooms. The terrace is uncovered. Possibility of additional payment for a modern awning/ pergola - aluminum construction, PVC 3D canvas, included electric motor and LED lighting with remote control.

Two parking spaces.

Planned completion of works and moving in 06/2024.

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.

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Price per m<sup>2</sup>:  
4071 €

Average price/m<sup>2</sup> of this type  
in this region:  
3828 €

Median price/m<sup>2</sup> of this type  
in this region:  
3756 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4461 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4125 €

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