

# Apartment

## Povljana, Karlobag



|                         |            |
|-------------------------|------------|
| <b>Ref</b>              | RE-U-27985 |
| <b>Type</b>             | Apartment  |
| <b>Region</b>           | Karlobag   |
| <b>Location</b>         | Povljana   |
| <b>Front line</b>       | Yes        |
| <b>Sea view</b>         | Yes        |
| <b>Distance to sea</b>  | 10 m       |
| <b>Floorspace</b>       | 87 sqm     |
| <b>No. of bedrooms</b>  | 2          |
| <b>No. of bathrooms</b> | 2          |
| <b>Price</b>            | € 418 400  |

# Apartment

## Povljana, Karlobag



Wonderful new 2-bedroom apartment on the 1st line to the sea in a modern high end residence in Povljana, Pag!

The facility is located first row to the sea near the beach.

Total area is 87 sq.m.

Modern new construction, top quality. It consists of a hallway, two bathrooms, two bedrooms, living room with kitchen and dining room, and two balconies.

The total living area is 59 m<sup>2</sup> + 30 m<sup>2</sup> balcony, a storage room in the basement and a covered parking space. There are few such buildings on the Adriatic and this is an investment opportunity that should not be missed. The building is subject to VAT.

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.

# Apartment

## Povljana, Karlobag



Price per m<sup>2</sup>:  
4809 €

Average price/m<sup>2</sup> of this type  
in this region:  
4223 €

Median price/m<sup>2</sup> of this type  
in this region:  
4229 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5443 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4919 €

# Apartment

## Povljana, Karlobag





# Apartment

## Povljana, Karlobag

