

# Apartment

## Povljana, Karlobag



<b>Ref</b>	RE-U-27981
<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>	71 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 376 000

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Two-bedroom apartment of 71 sq.m. with garden of 103 sq.m. in the first row to the sea - unique opportunity!  
The property is located in the first row to the sea, near the beach.

It's a modern new construction of superior quality.

Apartment consists of a hallway, bathroom, living room with kitchen and dining area, two bedrooms, terrace, and a large balcony.

The total living area is 52 m<sup>2</sup> + 24 m<sup>2</sup> balcony and a storage room in the basement, along with one parking space.

There are few properties like this on the Adriatic coast, making it an investment opportunity not to be missed.  
The property 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.

### **Property advantages:**

- Storage
- Garden
- Modern

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Price per m<sup>2</sup>:  
5.296 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.936 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.894 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
6.090 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5.593 €

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