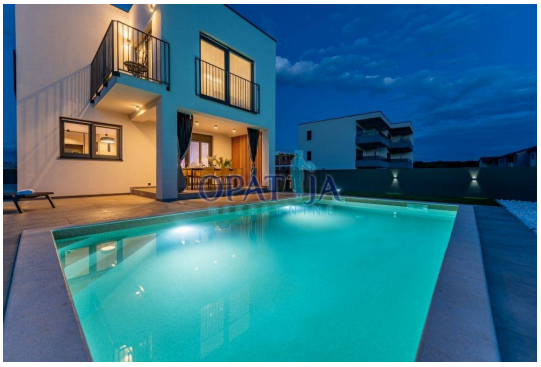
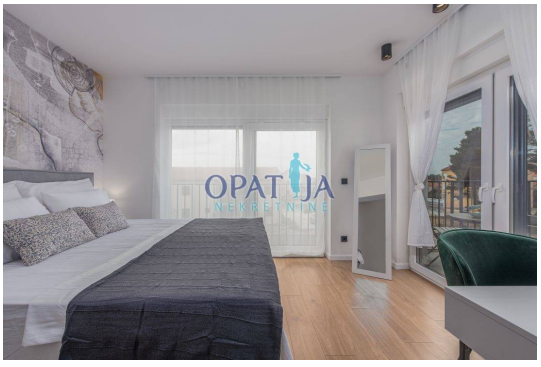
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Code :	06183
Location :	Povljana
Building size :	140 m2
Lot size :	399 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 750.000 €

Luxury Villa for Sale in Povljana on the Island of Pag

We present to you an exceptional opportunity to purchase a modern villa with a heated pool, located in a quiet part of Povljana on the island of Pag, just 100 meters from the beach. This luxury property with carefully designed interior and exterior offers everything you need for complete relaxation, comfort and privacy near the sea.

Property description: The villa is spread over a spacious plot of land that includes a landscaped yard with a private pool measuring 8x4 meters. The pool is equipped with an automatic maintenance system and a heating pump, allowing you to enjoy the water all year round. Large glass walls in the living room ensure plenty of natural light and an unobstructed view of the pool, while the open concept of the space brings a modern and functional atmosphere.

Schedule and Contents:

Ground floor: Includes a fully equipped modern kitchen, dining room and spacious living room with direct access to the terrace and pool. On the ground floor there is also a guest toilet, a laundry room and a storage room with a hot water tank that is heated by solar panels.
Floor: Contains three air-conditioned bedrooms, each with its own bathroom and TV. The upper floor offers a wonderful view of the sea, which additionally completes the feeling of luxury.
Additional Facilities: The villa is equipped with a floor heating system, which ensures a comfortable temperature in all rooms

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throughout the year. Each room is air-conditioned and adapted for maximum comfort.

Special features of the location: This property is located in an attractive part of Povljana, just a few steps away from the beach, which ensures quick and easy access to the sea. The peaceful location, together with the superb design and luxurious facilities, makes this villa an ideal investment for a family holiday home or as a rental property.

If you are looking for a property that combines luxury, comfort and proximity to the sea, this villa is the perfect opportunity. Let yourself enjoy your own oasis of peace and luxury on one of the most beautiful islands in the Adriatic.

Sales price: 750.000 eur plus brokerage commission of 3.75% (incl. VAT)

You can find more properties here: https://istria-adria.com/
Not what you are looking for? Contact us for personal support in your search for your property!

Note:

Location details are available exclusively for registered customers.
On-site viewings are possible at any time. We are also happy to assist you with official procedures.
The purchase process and support are carried out in German and Croatian.

Important note:

Viewing the property is only possible with a signed brokerage contract in accordance with the provisions of the Data Protection Act and the Real Estate Brokerage Act.