



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,598,677.86

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Licko-Senjska Zupanija
Città:	Karlobag
Publicato:	25/06/2026

### Descrizione:

An exceptional real estate investment opportunity is available in a highly sought-after coastal location within the town of Pag on the stunning island of Pag!

This impressive apartment house spans a generous 511 square meters of gross living space and is situated on a large private land plot of 974 square meters just 150 meters from the crystal-clear sea and beautifully managed beaches. Located in a quiet residential area that balances privacy with an authentic Mediterranean atmosphere, the property commands open views of the sea while remaining just a short drive or leisurely walk from the historic Pag town center.

This established property features a highly successful, turnkey tourist rental business with a proven track record of excellent financial results.

Having undergone a comprehensive renovation in 2020, the air-conditioned building is in excellent condition and is offered for sale completely furnished and equipped, allowing the next owner to continue hospitality operations immediately without any further capital expenditure. The building layout is intelligently organized into multiple completely independent residential units with separate entrances, guaranteeing maximum functionality and privacy for guests.

The lower ground level houses a comfortable two-bedroom apartment complete with a kitchen, dining room, bathroom, and a loggia facing the sea, directly adjacent to a spacious 50 square meter garage that accommodates multiple vehicles and offers additional storage potential. The ground floor comprises four separate apartments of varying sizes, each boasting its own dedicated outdoor space, covered or



uncovered terrace, and lovely views toward the water. On the first floor, there are two expansive flats, the first of which is accessed via an internal staircase and features two bedrooms, a living room, a kitchen, a bathroom, a guest toilet, and a large terrace with open sea views. The second top-floor apartment has an independent exterior entrance and offers three bedrooms, two bathrooms, a kitchen with a dining area, and two wide terraces delivering panoramic views over the scenic Pag bay.

The exterior grounds are beautifully landscaped in an authentic Dalmatian style, featuring traditional stone perimeter walls and lush Mediterranean horticulture that creates an exclusive oasis. The expansive size of the plot offers ample space for future additions such as a swimming pool, sunbathing deck, or an outdoor summer kitchen, providing excellent potential to upgrade the rental value and commercial appeal even further. A rare advantage in the current Croatian property market is the inclusion of a private boat mooring, adding immense value for nautical tourists and boat owners who desire direct access to the sea. Fully connected to all public utilities including electricity, water, sewerage, and telecommunications networks, this versatile property represents a highly profitable business model and the perfect blend of coastal living and premium commercial investment on Pag Island. Detailed information and private viewing arrangements are available upon request for serious buyers.

Ref: RE-U-48568

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: Garage, Swimming pool, Storage, Urbanized

## Comune

Camere da letto:	13
Bagni:	8
Finito piedi quadrati:	511 mq
Dimensione del lotto:	974 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ZLWS-T3538/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3538/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-48568



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