



THE ISLAND OF PAG, ŠIMUNI, modern apartments in a superb new building, sea view, a rarity in the offer



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 297,000

Location

Country: Croatia
State/Region/Province: Licko-Senjska Zupanija
Posted: Feb 06, 2024
Description:
Location: Zadarska županija, Pag, Šimuni.

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The island of Pag is one of the largest Adriatic islands: with 285 km², it is the fifth largest, and with 270 km of indented coastline, it is the island with the longest coastline in the Adriatic, full of bays, bay, cape and beach. The largest bay, Paška Bay, is surrounded by 20 km of pebble beaches. Šimuni is a small fishing village located on the southwestern side of the island of Pag, halfway between Novalja (11 km) and the town of Pag (12 km), 15 minutes' drive from the Žigljen ferry port. Administratively, they belong to the city of Pag. Šimuni is located in three natural bays. In the northern bay is the ACI Marina Šimuni, which, with 150 berths in the sea and 30 dry berths, provides a safe haven and anchorage for vessels. The central bay is intended for fishing boats, which serve as a port, but also as a place to sell freshly caught fish. In the third, southern bay, there is a pebble beach. Not far from the town is the second largest autocamp on the island of Pag, the Šimuni autocamp. It has a small sports center (beach volleyball, tennis, mini golf), shop, grill-restaurant, pizzeria, diving center. Only 300 m from the sea, in a very unique location, not far from the center of the town, we are selling a 2-bedroom apartment with a sea view. It is located on the first floor of a new building with a total of six apartments. It consists of a kitchen with a dining room, a living room with an exit to the terrace (20 m²), two bedrooms, two bathrooms, a total square footage of 85.52 m². The apartment also has a storage room of approx. 5 m². All apartments are fully air-conditioned, with underfloor heating in the bathrooms. Parking for one car. The building is



under construction. The prices are valid only until the end of rough works. After that, the price for the apartment is €341,000. The first phase of construction will begin in February 2024. Planned construction and occupancy date 01/2025. Very high quality construction. The buyer is exempt from paying real estate sales tax. A very interesting property, which can easily become yours. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja>

ID CODE: 27440

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Built: 2024

Common

Bedrooms: 2
Bathrooms: 2
Finished sq. ft.: 85.52 sq m
Floor Number: 1

Room details

Total rooms: 3

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T13813/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 475479



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