



## listing



### 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 1,290,000

### Location

Country:	Croatia
State/Region/Province:	Licko-Senjska Zupanija
City:	Karlobag
Posted:	Mar 21, 2024

### Description:

Luxury villa with swimming pool on Pag peninsula, 500 meters from the sea!

The dwelling takes form across a ground floor and an upper story, weaving a narrative of domestic spaces. The tale unfolds as follows:

**GROUND FLOOR:** A vestibule ushers visitors in, leading to a lavatory, a living area, and the heart of hearth and mealtime—the kitchen and dining room. Adjoining this culinary haven are a pantry and storage chamber, whilst a bedroom and bathroom occupy discrete corners. A terrace beckons, overlooking a liquid jewel—the swimming pool. In this aquatic realm, a lounge area flourishes, accompanied by a verdant garden, where parking spaces—three in number—stand sentinel.

**1ST FLOOR:** Ascending the narrative staircase, one encounters a hallway branching into three bedrooms. Among these sleeping quarters, two secreted wardrobes slumber. Each bedroom guards a private bathroom, and three terraces extend invitations to commune with the sky. The staircase, a storyteller's thread, winds through this level, knitting together a social space where tales and laughter intertwine.

This chronicle extends beyond the bounds of brick and mortar, delving into the enchanting fable of an infinity pool with a lounge, a sunbathing sanctuary, and a grand terrace. The tapestry is woven with materials of the highest echelon—ceramics and sanitary ware, multi-air conditioning systems, underfloor



heating, and windows adorned in aluminum. Each element, a protagonist in this architectural saga, tells a story of craftsmanship and quality.

Ref: RE-U-28006

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.

## Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	199 sq m
Lot Size:	241 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/ZLWS-T1727/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T1727/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-28006

