



ISLAND OF PAG, LUN - OPPORTUNITY! Land with building permit for a villa



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: USD 292,198.53

Location

Country: Croatia
State/Region/Province: Licko-Senjska Zupanija
City: Novalja
Posted: Apr 04, 2026
Description:
Location: Ličko-senjska županija, Novalja, Lun.

ISLAND OF PAG, LUN - OPPORTUNITY! Land with building permit for a villa

An attractive building plot of 1000 m² is for sale in one of the most peaceful locations on the island of Pag. This property represents an ideal combination of luxury and nature, and the project has been brought to a stage where the new owner can immediately continue with the works.

PROJECT AND CONSTRUCTION DETAILS

The property comes with a valid building permit. Construction has already started, which significantly saves time and effort with bureaucracy:

Construction status: The concrete base has been poured and the septic tank has been completed.

Living area: Villa of 144 m² (Ground floor + First floor).

Amenities: Private swimming pool, spacious terrace and 3 parking spaces.

Interior: The project also comes with a conceptual design of the interior design, designed to meet the high



standards of modern tourism.

LOCATION

The land is located in Jakišnica, only 600 meters from the sea and well-maintained beaches. The surroundings are peaceful, with low building density, which guarantees privacy.

About Jakišnica and Lun – "The Northern Jewel of Pag"

Jakišnica is a small fishing and tourist village located in a gentle bay in the northwestern part of the island of Pag. Far from the hustle and bustle and mass tourism, this is a haven for those looking for crystal clear sea and the scent of Mediterranean herbs.

Lun olive groves (UNESCO heritage):

Just a few minutes drive away is the world-famous wild olive reserve. There are over 80,000 trees, some of which are over 1600 years old. A walk through these olive groves offers an almost biblical scene and a unique energy.

TRAFFIC CONNECTIONS

The island of Pag is one of the few islands that offers a dual access option, making it extremely accessible:

Pag Bridge: Connects the south of the island to the A1 motorway, enabling quick access from Zadar and Zagreb.

Prizna – Žigljen ferry line: A short ride (15 min) that offers the fastest route to Rijeka and Europe.

ACTIVE TOURISM AND INTERESTING POINTS

Cycling and trekking: The entire Lun peninsula is intertwined with paths that pass through dry stone walls and olive groves.

Gastronomy: Close to top-notch restaurants offering the famous Pag cheese, lamb and premium olive oil.

Nautical: Jakišnica offers a safe berth for smaller boats, while the nearby islands of Rab and Lošinj are perfect destinations for day trips.

WHY CHOOSE THIS PROJECT?

Buying a property at this stage allows you to personalize the finishing materials and equipment, with the assurance that the hardest part (permits and rough work) is already done.

A replacement for an apartment in Zagreb (new construction) is also considered.

Contact us today for more information and to arrange a viewing of the property.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

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ID CODE: 46559



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Common

Finished sq. ft.: 1029 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T25601/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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