



## listing



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk: Satılık

#### Konum

Ülke: Croatia  
Eyalet/Bölge/ Şehir: Licko-Senjska Zupanija  
Şehir/İlçe: Karlobag  
Yayınlandı: 19.07.2025

#### Açıklama:

We are pleased to present an exclusive real estate opportunity in a protected, peaceful bay, just a few steps from the crystal-clear Adriatic Sea and a pristine pebble beach. This unique coastal property offers the perfect blend of privacy, luxury, and investment potential on Pag peninsula!

Ideal investment property for remodelling and upgrade!

It can become a fantastic boutique tourist facility!

The detached property boasts a total living area of 420 square meters, thoughtfully distributed across two floors.

The interior includes 11 accommodation units—three spacious apartments and eight modern studio apartments—all fully equipped and tastefully furnished. In addition to the living spaces, the villa features a reception area, a technical room with a boiler, and a solar water heating system, ensuring energy efficiency and modern comfort.

The landscaped courtyard spans approximately 300 square meters and offers direct access to the beach, enhancing the property's appeal for vacation rentals or private enjoyment.

Fully renovated in 2015 with high-end materials and contemporary systems, this property requires no additional investment and is ready for immediate use.

This seafront villa is being sold completely furnished and is ideally suited for a seamless continuation of a profitable tourism business. Alternatively, it can easily be transformed into a high-end private residence. Thanks to its durable construction, quality equipment, and excellent insulation, the property is also ideal for year-round living.



The villa is located in a quiet, safe, and highly desirable neighborhood—an ideal environment for relaxation, family life, or boutique hospitality. The surrounding area is known for its natural beauty, relaxed atmosphere, and welcoming community.

This property represents an exceptional opportunity for investors with vision—whether as a luxury boutique hotel, a family vacation resort, or an exclusive private retreat. The combination of prime location by the sea, premium construction quality, and a proven business model make this a secure and rewarding real estate investment in Croatia.

Ref: RE-U-40217

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.

## Genel Bilgiler

Yatak odası:	11
Banyo:	11
Bitmiş metrekare:	420 m2
Arazi Büyüklüğü:	300 m2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/ZLWS-T2919/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZLWS-T2919/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	re-u-40217
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