



165 m<sup>2</sup> Pag, Croatia 880 000 EUR / 21 313 600 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7469</b>	Price	<b>880 000 EUR / 21 313 600 CZK</b>
Address	<b>Pag, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>165 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>2 020 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Parking	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are offering for sale a modern luxury villa situated in an elevated and peaceful location with uninterrupted views of the sea and surrounding unspoiled nature. This elegant property combines high comfort, top-quality materials, and sophisticated technologies, making it an exceptional opportunity for discerning clients seeking a unique home in harmony with nature.

The villa is laid out over two floors. The ground floor features an entrance hall and an open-plan living area connecting the living room, dining area, and kitchen. There is also a separate guest toilet and a fully equipped laundry room. An internal staircase leads to the first floor, designed as a relaxation zone with three comfortable bedrooms, each with its own bathroom and access to a spacious shared terrace with sea views.

The technical facilities of the property include a modern water heating system with a 300-liter boiler, a circulation pump, and a timer. The entire house is fitted with ambient lighting with automatic switching, and an intelligent camera system with four motion-detecting cameras and mobile phone notifications.

The fenced plot features a swimming pool with a sunbathing area, a covered seating area with an outdoor grill, and ample parking spaces. The sale also includes an adjacent plot accessible via a separate side road, where young olive and fig trees are planted. The entire estate offers complete privacy and tranquility—ideal for relaxation and retreat from the bustle of city life.

The villa was built exclusively with premium materials. Instead of traditional brick or concrete, laminated wooden beams were used, providing exceptional thermal insulation, high strength, and structural stability. Each room is equipped with air conditioning and underfloor heating, ensuring maximum comfort throughout the year.

This property represents the ideal combination of design, functionality, and location—guaranteeing complete privacy, breathtaking views, and a top-tier lifestyle.