



**Pag, Mandre luxury modern villa 1 row with pool and sea view NKP 130 m2**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 585 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	130 m2
<b>Category</b>	For sale



Pag, Mandre luxury villa with private pool and beautiful sea view NKP 130 m2 indented on two floors.

The inspiration of the high quality of construction and the use of top quality materials in the construction itself lets us know that this is truly luxurious architecture with a beautiful view of the sea.

The villa itself, simply without intrusiveness, easily fits into the ambience with an exceptional design while maintaining its unique character without the need for customization.

The idea behind them was to create an open and airy space with the greatest degree of privacy.

The villa itself is divided into two floors. Total enclosed space 101.76 m2. The outdoor area consists of a beautiful spacious swimming pool of 18.75 m2 and a garden with a sunbathing area of 100 m2.

On the first floor there is a bathroom of 2.31 m2, kitchen, dining room and living room with an open floor plan of 46.68 m2 from which you can easily access the garden and pool.

On the second floor there are two "master" rooms. The first "master" room with a dressing room has 12.10 m2 and an en-suite bathroom of 4.77 m2. The second "master" room with a dressing room is 12.05 m2 and its bathroom is 4.62 m2. The third room is 6.81 m2, the hallway with a staircase is 12.42 m2.

The entire villa is designed so that regardless of which room you are in, the sea view is always available and takes your breath away every time.

The villa is located on an elevated part, 300 meters from the coast.



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Reinforced concrete structure on a reinforced concrete foundation slab with a 20 cm thermal façade, three-layer aluminum joinery with solar control technology (four seasons) are just some of the standards of this high-quality villa.

Each room is air-conditioned via a central unit on the roof, while electric underfloor heating ensures pleasant warmth in all rooms during winter days.

Top quality Italian ceramics and sanitary ware by Villeroy & Boch and Hans Grohe equipment that has been installed and add to the luxury that this beautiful villa exudes.

Mandre is a small tourist resort located on the island of Pag in Croatia. The place is located on the southern coast of the island, near the town of Pag. Mandre is a quiet place that is ideal for relaxing and enjoying the beautiful natural surroundings of the island of Pag.

In Mandre you can find many small beaches with crystal clear waters, ideal for swimming and sunbathing. The place is suitable for families with children, but also for couples and the elderly looking for a quiet vacation. In Mandre you can find numerous restaurants, cafes, shops and everything you need for a pleasant stay.

With beautiful beaches, quiet surroundings and opportunities for recreation, Mandre is an attractive place to live and relax on the island of Pag.

For more information and the possibility of visiting it, please on request.

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