

Luxury Villa Šimuni, Pag, Croatia



Building plot, surface 1.000 m²

Intended purpose: luxury villa / with 5 (10) apartments, 1.154 m² n.f.a.

final location permit issued, first row by the sea (the only building plot on the beach)

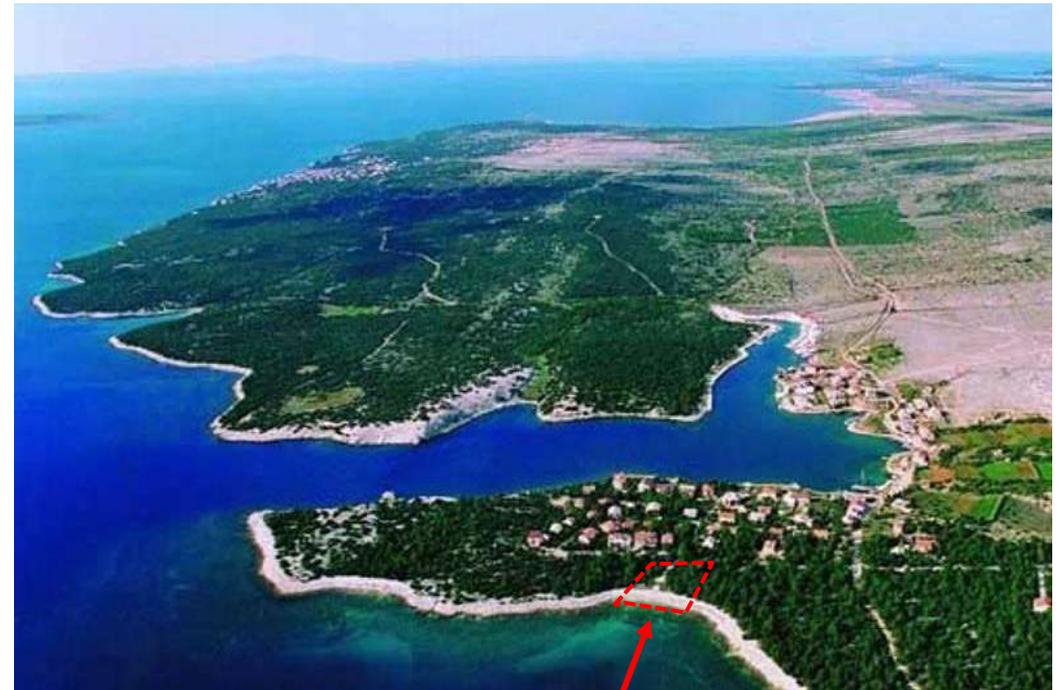
MicroLocation: Šimuni – Luxury villa / apartments



On the west coast, view at the open sea, 10 km from town Pag.

Real estate: Land surface approx 1.000 sq. metres
Location: Šimuni, Island Pag, Croatia
Intended use: Restaurant/bar, apartments
Floors: -1B + GF + 2F (1.154 sq. metres of indoor spaces)

On the most attractive location, the only building plot on the beach (first row by the sea – the only one) in Šimuni with approved spatial plan (PPGP and DPU), approved final location information/permit, ownership 1/1... will be built luxury villa with 5 double apartments, looking to the south.



Property photographs



Building plot on the beach

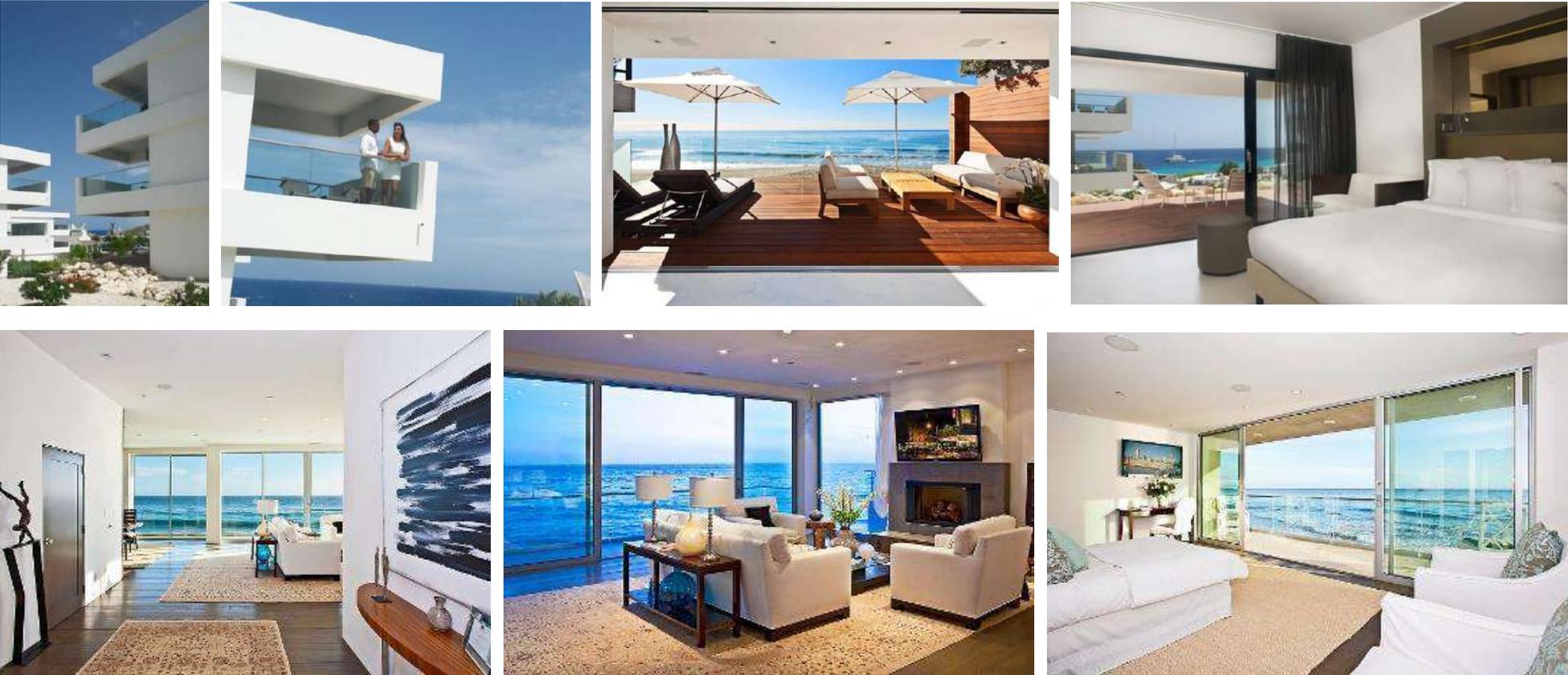


Domestic port Šimuni (200 m)



ACI Marina Šimuni (400 m)

Visualisation



Location: Island Pag, Croatia, EU

R. Croatia:

- 4,5 million inhabitants, capital city Zagreb
- Adriatic Sea; 1246 islands, coastline 6176 km

Island Pag:

- 8.000 inhabitants, >2,7 mio overnight stays of tourists per year
- Coastline long 269 km, area 284 km²
- Bigger towns: Pag, Novalja, Mandre, Zrče, Povljana, Šimuni, Proboj, Lun
- Highway connections: Rijeka/Zagreb-Zadar-Split
- Acces from: Bridge of Pag / ferry (Prizna-Žigljen)

Distances to nearest airports:

- Zadar (40 km), Split (190 km), Trieste (195 km), Zagreb (210 km), Ljubljana (240 km), Maribor (310 km), Graz (380 km)

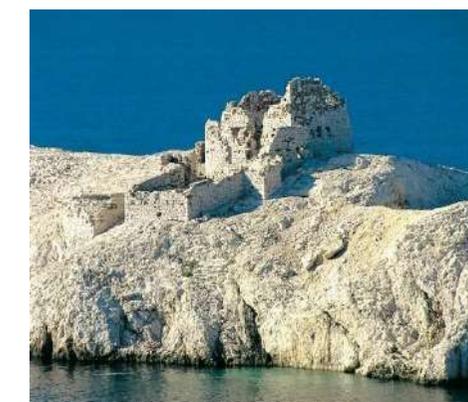
Distances to some European cities:

- Vienna (560 km), Budapest (570 km), Milan (600 km), Bratislava (620 km), Munich (640 km), Prague (850 km), Frankfurt (1035 km), Berlin (1230 km), Warsaw (1250 km), Paris (1450 km)

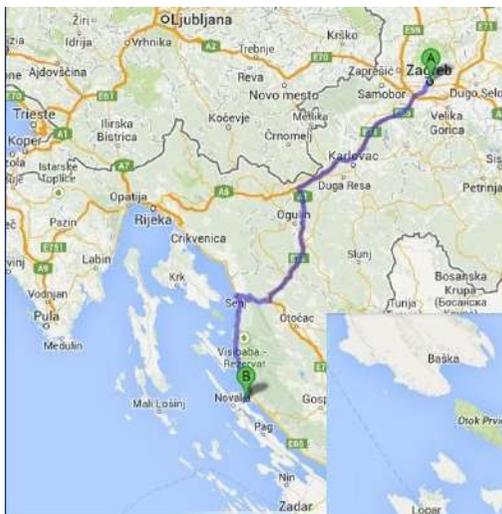


Web links:

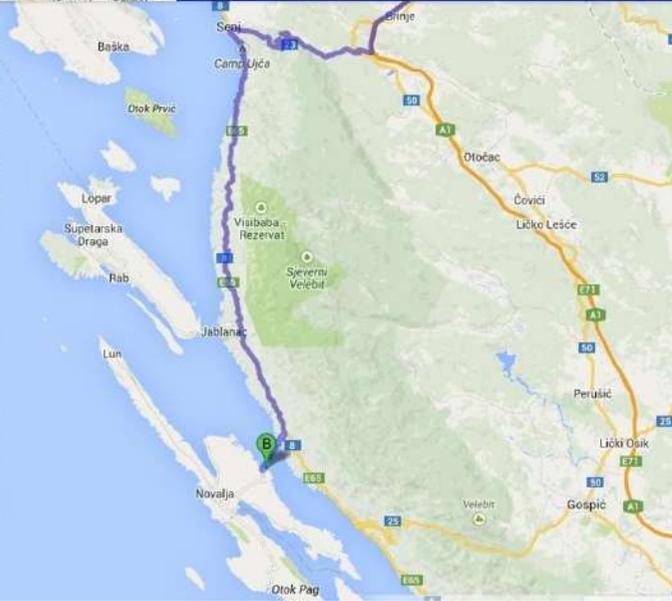
- [http://en.wikipedia.org/wiki/Pag_\(island\)](http://en.wikipedia.org/wiki/Pag_(island))
- <http://www.pag-tourist-service.hr/?ispis=staticna&l=eng&id=70>
- <http://www.novalja.com/>
- <http://www.aci-club.hr/hr-hr/marinas/kvarner/aci-marina-simuni>
- <http://www.camping-simuni.hr/>
- http://www.hrvaska.net/clanki/otoki/otok_pag.htm



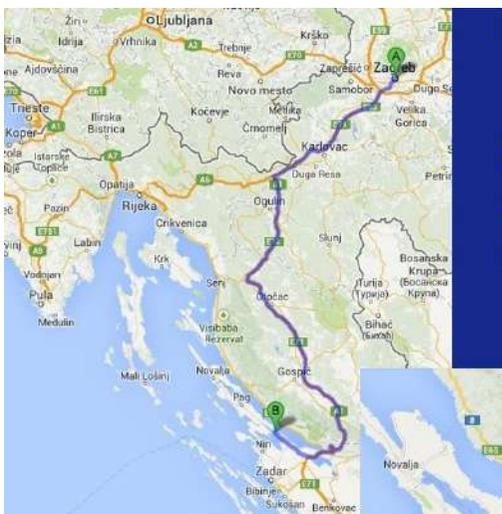
Location: Island Pag, Croatia, EU



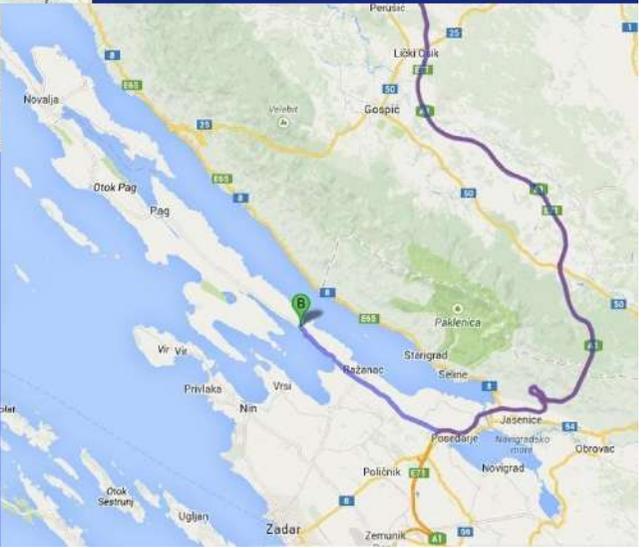
Zagreb – Island Pag (FERRY)
 distance =217 km
 Zagreb ... highway ...
 exit “Žuta lokva” 140 km ...
 Senj ... ferry Prizna-Žigljen



1. FERRY

Zagreb – Island Pag (BRIDGE)
 distance =282 km
 Zagreb ... highway ...
 exit “Posedarje” 261 km ...
 Pag Bridge



2. BRIDGE