

# Villa

Stara Novalja, Novalja, Karlobag



<b>Ref</b>	RE-U-30579
<b>Type</b>	Villa
<b>Region</b>	Karlobag
<b>Location</b>	Stara Novalja, Novalja
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20 m
<b>Floorspace</b>	254 sqm
<b>Plot size</b>	492 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 520 000

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Luxury new built villa with pool in the first row to the sea in Novalja, Pag!  
Total area is 254 sq.m. Land plot is 492 sq.m.

It consists of a spacious living room with a kitchen and dining room, a storage room, a toilet and a spacious terrace, while on the first floor there are 4 bedrooms, three bathrooms, two wardrobes and two balconies. The villa is positioned on a plot of 492 m<sup>2</sup>. It has 3 parking spaces.

In the garden, next to the terrace, there is also a beautiful and spacious swimming pool. In the resort, which is located in a unique location by the sea, there are 6 luxury villas whose design has been carefully thought out and chosen because innovative elements of modern architecture and the traditions of the region meet. Regardless of whether you decide to explore the surroundings, sunbathe on the beach or by the pool or simply enjoying the space of the house, you will surely feel this special magic of the island of Pag and Stara Novalja. This is a place where you can escape from the everyday hustle and bustle and indulge in relaxation in luxury villas that are like a home away from home. Such properties offer numerous investment opportunities, they can be thematized in various ways, as a spa resort, a place to shoot fashion editorials, a getaway for famous people, even as an exclusive music studio for work and relaxation... the possibilities are numerous because the location and beauty of the island of Pag is incredible. The island of Pag is located in the northern Adriatic, in Croatia. It is the fifth largest Croatian island, and with its unique moon shape, it is one of the most popular islands in the Adriatic. The capital of the island is Pag, while Novalja is a famous tourist center on the west coast of the island. The island is famous for salt, sheep's cheese and lamb. It is also known for its characteristic stone beaches, the most famous of which is Zrće beach. The villa we are selling is designed based on contemporary aesthetics and functionality, with clean lines and minimalist elements. Using traditional stone preserves the authenticity of the place. The villa will be equipped with everything necessary for a complete experience. Modernly designed rooms, spacious bedrooms, comfortable large terraces and a swimming pool are just some of the features that make you feel at home. The villa has a view of the sea and is in its immediate vicinity. ACCESS: A small road passes through the village, which will be accessible only to villa owners. Each villa has two comfortable parking spaces with preparation for electric car charging.

Eco approach: The villas will be of energy class A. The thickness of the thermal insulation on the facades will be 15 cm. The windows, with triple glazing, will be equipped with electric shutters, operate in isolation and have nets to protect them from bugs and mosquitoes. The villas will be heated and cooled by air conditioners.

Equipment details: The villas are equipped with burglar-proof and soundproof entrance doors, TV connections in all rooms, with cooling and heating with air conditioners and blinds for sun protection. Special attention is paid to the selection of quality and coordinated materials in the villas. Don't miss the chance! These properties are on the market for a short time and now is the right time to take advantage of this rare opportunity and become the owner of a special property or even several. Novalja and Pag are world-famous locations where the biggest stars and brands shoot commercials, and you can't go wrong with this kind of investment. The villas will be unfurnished, but upon request, we can do the interior decoration for you at an additional cost. The planned completion of construction is in the spring of 2025.

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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.

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Price per m<sup>2</sup>:  
5984 €

Average price/m<sup>2</sup> of this type  
in this region:  
2566 €

Median price/m<sup>2</sup> of this type  
in this region:  
3214 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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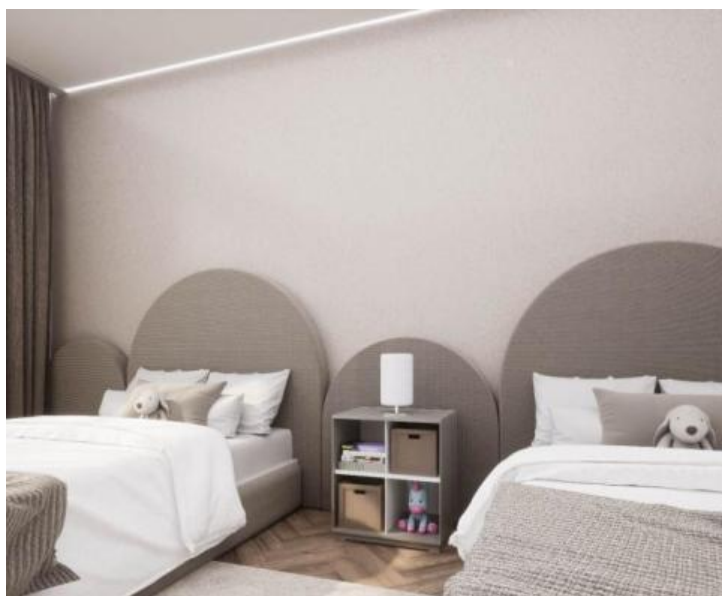
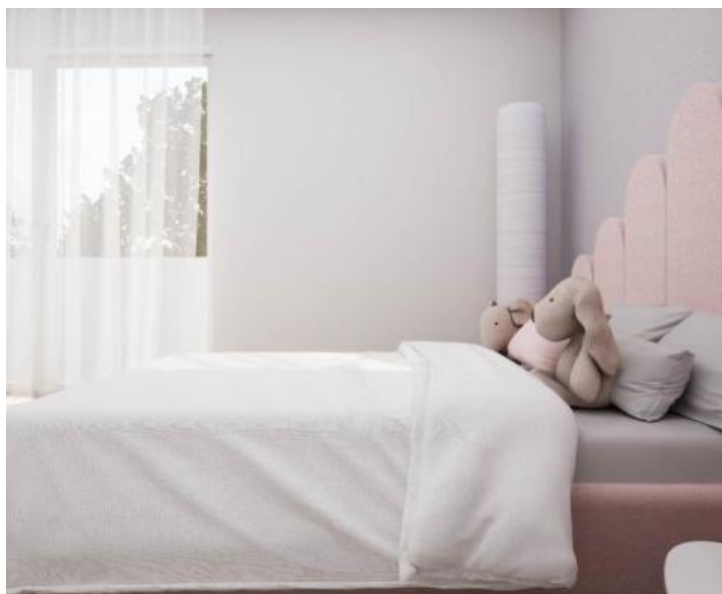
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# Villa

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### VILLA B



GROUND FLOOR	
ROOM	
ENTRANCE	
LIVING SPACE	
STORAGE	
TERRACE	
TOILET	
UTILITY	
FIRST FLOOR	
ROOM	
BALKONY 1	
BALKONY 2	
BATHROOM 1	
BATHROOM 2	
BATHROOM 3	
BEDROOM 1	
BEDROOM 2	
BEDROOM 3	
HALLWAY	
KIDS ROOM	
STAIRCASE	
WARDROBE 1	
WARDROBE 2	
TOTAL AREA	;
SWIMMING POOL AND 3 PARK	
LAND SIZE	