

Villa

Lun, Novalja, Karlobag



Ref	RE-U-31503
Type	Villa
Region	Karlobag
Location	Lun, Novalja
Front line	No
Sea view	Yes
Floorspace	192 sqm
Plot size	1707 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 550 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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Modern vila in Lun, Pag island - wondrously beautiful!

A unique, newly built villa of 192 sq.m., with a panoramic view is now available for sale in Lun on Pag island!

Situated on a plot of 1,707m² and encircled by restored old stone walls, this property offers a blend of modern luxury and historical charm. An automated fence grants entry, and the plot is adorned with ancient olive trees.

The villa boasts an 8m x 4m swimming pool featuring a shallow water zone, equipped with cutting-edge technology: a smart inverter for heating, LED lighting with color change, an auto-dispenser for chemicals, a counter-current system for swimming, and a cleaning robot. The pool is beautifully covered with Spanish mosaic.

Spanning two floors, the property is designed with exceptionally high walls that create a sense of openness. The ground floor includes a guest room, hallway, bathroom, laundry room, storage room, garage, kitchen, dining room, technical room, living room, and an expansive terrace. The upper floor comprises a bedroom, toilet, hallway, balcony, and a master suite with a dressing room and en-suite bathroom.

This villa is equipped with a modern fireplace, underfloor heating, smart air conditioners (Mitsubishi Electronics), LAN/WLAN internet (SAT-TV/INET TV), luxurious Bernada beds, a HIKVISION video intercom, HIKVISION professional security monitoring, smart locking for the main room doors, and a fully equipped kitchen with top-notch appliances. The lighting system features LED lights with timers and dimmers, and the staircase and balcony are fitted with high-quality glass railings. The landscaped garden includes automatic irrigation.

Constructed with the highest quality materials from world-renowned brands, the villa features high-grade electric aluminum blinds and custom-colored carpentry, ceramics, and sanitary ware from globally recognized brands, and is paved with specially selected stone from the island of Brač.

- **Gross Construction Area (GBP):** 222.30 m²
- **Covered Outdoor Spaces:**
 - Ground Floor Terrace: 60.87 m²
 - First Floor Balcony: 12.28 m²
- **Uncovered Outdoor Terrace on the Ground Floor:** 76.17 m²
- **Energy Certificate:**
 - Energy Class A+ for specific annual primary energy
 - Energy Class B for specific annual heating energy needs

This is an exceptionally unique property!

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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 m²:
8073 €

Average price/m² of this type
in this region:
3872 €

Median price/m² of this type
in this region:
4074 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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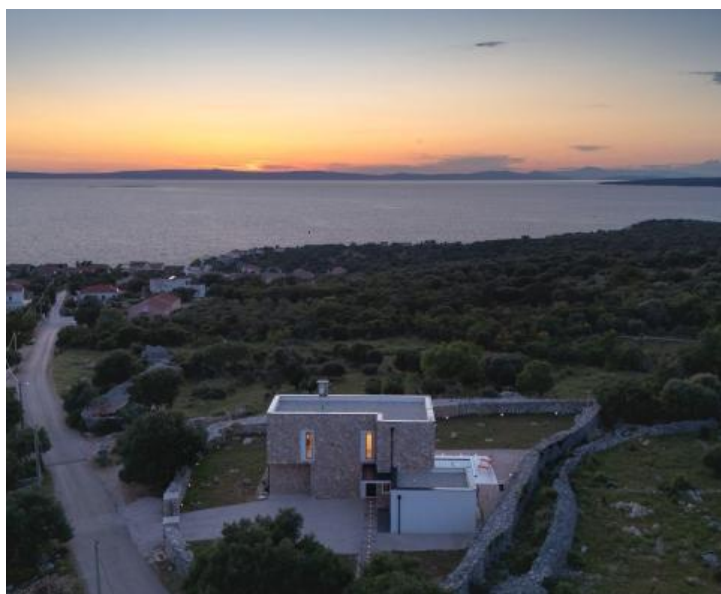
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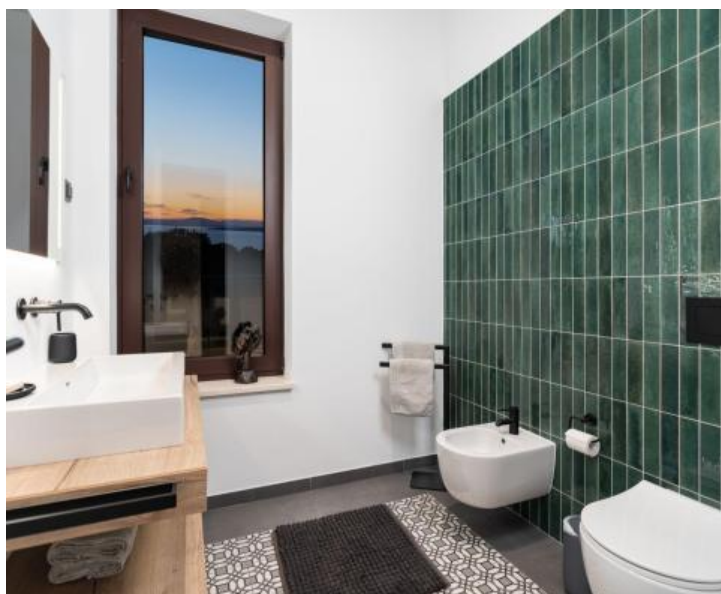
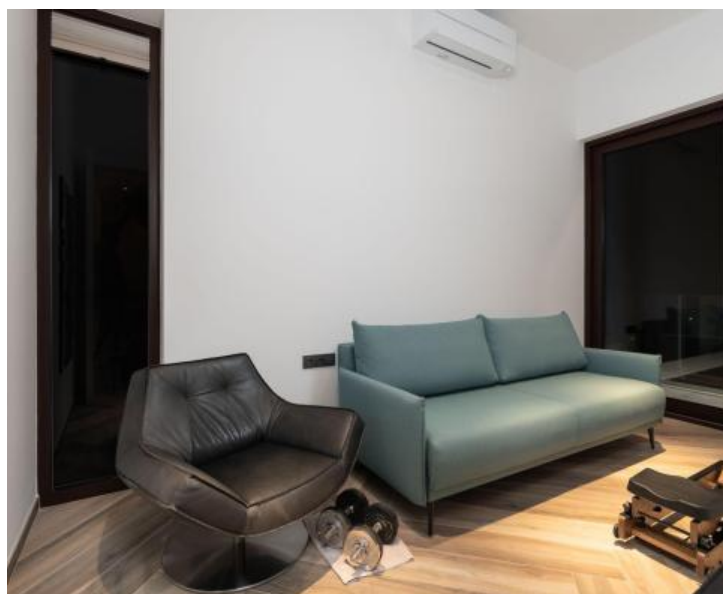
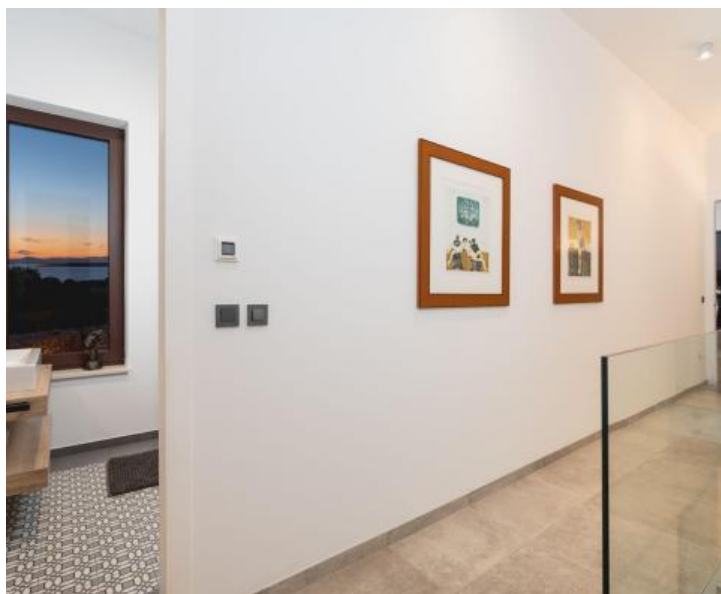
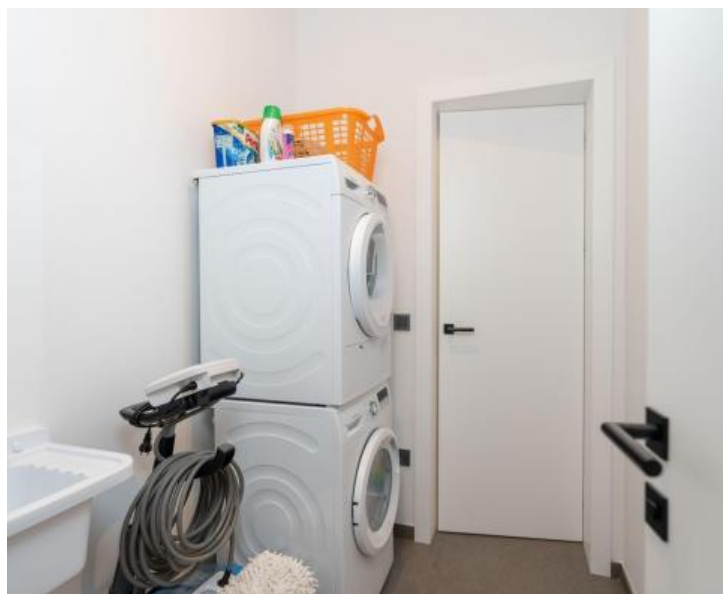
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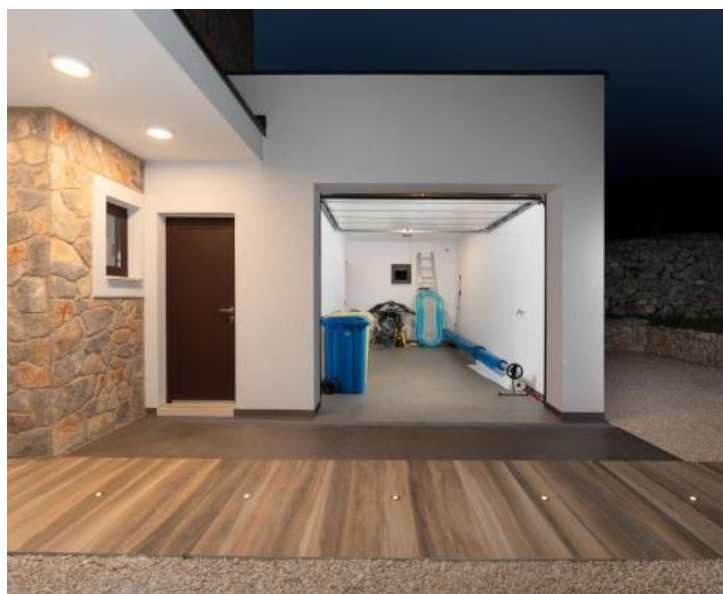
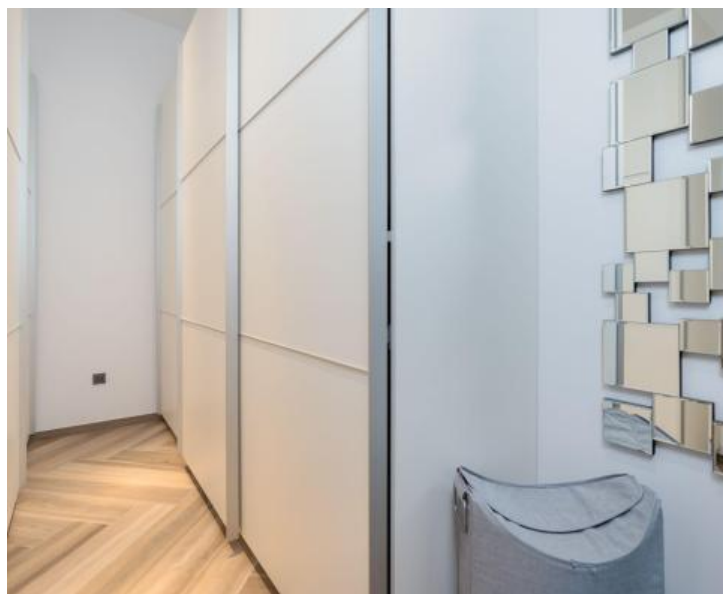
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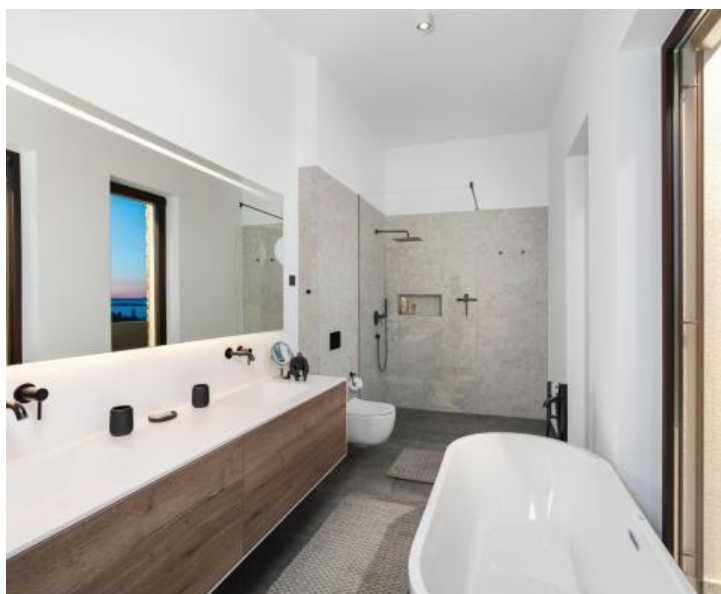
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