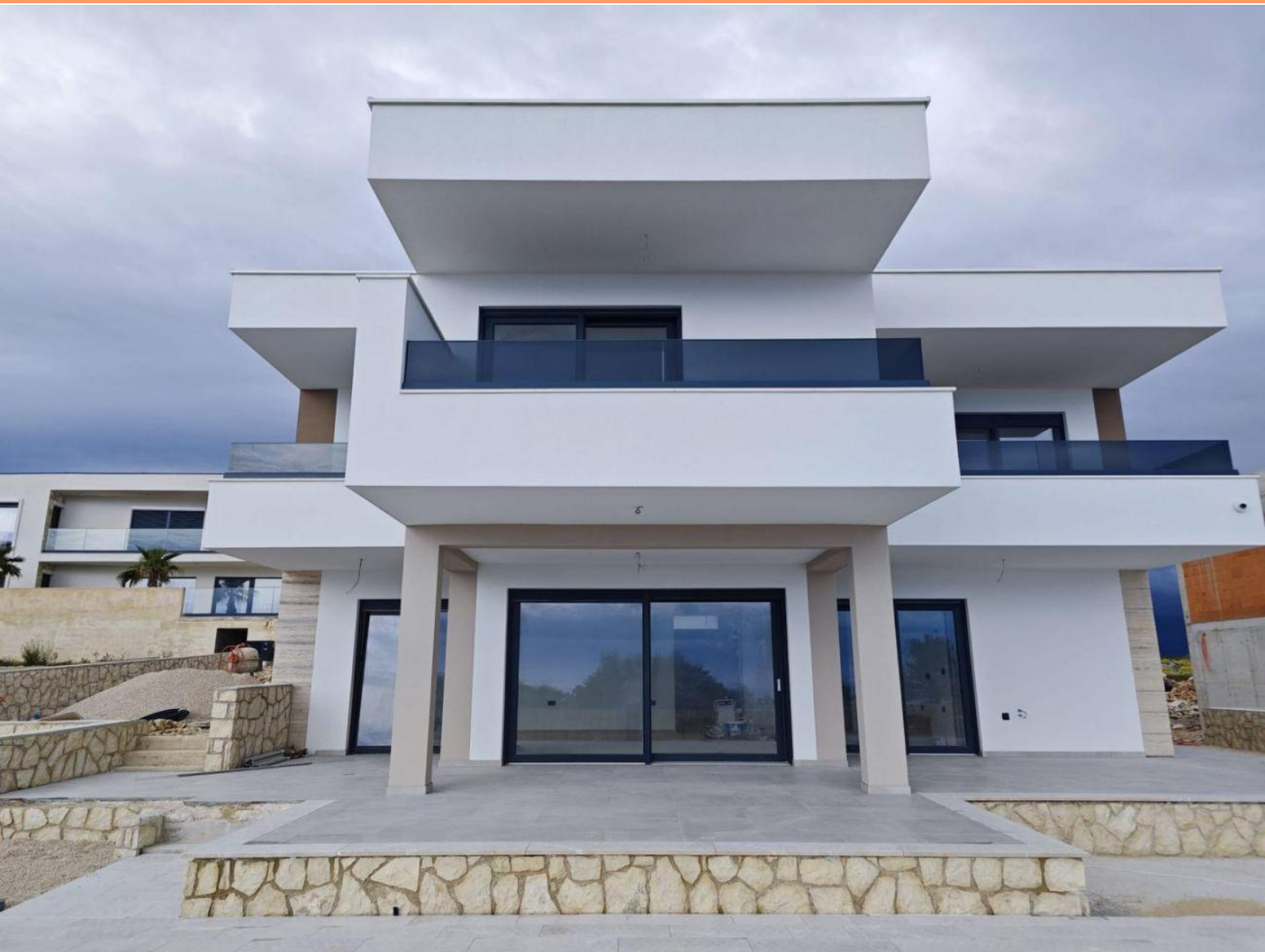


Villa

Novalja, Karlobag



Ref	RE-U-32209
Type	Villa
Region	Karlobag
Location	Novalja
Front line	No
Sea view	Yes
Distance to sea	1100 m
Floorspace	238 sqm
Plot size	500 sqm

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Villa

Novalja, Karlobag



No. of bedrooms	4
No. of bathrooms	4
Price	€ 970 000

Villa

Novalja, Karlobag



Light and elegant villa with swimming pool and fantastic view, Pag peninsula, in Novalja, cca. 1 km from the sea!

Total area is 238 sq.m. Land plot is 500 sq.m.

On the ground floor of the building there is an entrance hall, a space intended for a sauna, a guest toilet, a pantry, a kitchen with a dining room and a living room with access to a covered terrace.

On the first floor of the villa, we have four bedrooms, three of which have their own bathroom, balconies with a wonderful view of the sea. Within the garden there is a larger swimming pool, a sunbathing area and a relaxation zone for grilling. This wonderful project is located on a land plot of 620m² which is currently under construction and is located in a beautiful and quiet location that offers privacy and comfort.

The house will be sold in the turnkey phase. The heating will be underfloor throughout both floors and fully air-conditioned.

The expected completion of construction and occupancy is expected in the middle of 2024.

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.

Villa

Novalja, Karlobag



Price per m²:
3655 €

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:
4347 €

Median price/m² of this type
in Croatia:
3857 €

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