

# Villa

## Novalja, Karlobag



|                         |             |
|-------------------------|-------------|
| <b>Ref</b>              | RE-U-33487  |
| <b>Type</b>             | Villa       |
| <b>Region</b>           | Karlobag    |
| <b>Location</b>         | Novalja     |
| <b>Front line</b>       | No          |
| <b>Sea view</b>         | Yes         |
| <b>Distance to sea</b>  | 150 m       |
| <b>Floorspace</b>       | 302 sqm     |
| <b>Plot size</b>        | 804 sqm     |
| <b>No. of bedrooms</b>  | 4           |
| <b>No. of bathrooms</b> | 5           |
| <b>Price</b>            | € 1 470 000 |

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A Modern Villa of Superb Elegance with Sea Views in Novalja Area of Pag Island, within the Complex of Several New Built Villas, mere 150 Meters from the Sea!

For sale: a splendid villa, No. 1, complete with an inviting pool and set in the idyllic town of Jakišnica on the storied island of Pag.

This magnificent residence commands breathtaking views of the sea and offers the very essence of modern luxury and refinement.

Total area of the villa is 302 sq.m. Land plot is 804 sq.m.

The villa is thoughtfully divided between two levels.

On the ground floor, one is welcomed into a grand living room that flows effortlessly into the dining area and state-of-the-art kitchen.

Nearby, a guest toilet awaits, along with the rare luxuries of a private sauna and gym.

Additionally, a separate apartment with its own entrance stands ready for the accommodation of staff.

Ascend to the first floor, where four spacious bedrooms, each with its own private bathroom, promise the utmost in comfort and seclusion.

The surrounding grounds are a marvel in their own right, boasting a sprawling garden where the infinity pool gleams under the sun. A generous sunbathing area invites languid afternoons, while a dedicated barbecue corner offers the perfect setting for outdoor feasts. Covered parking for four cars ensures convenience without detracting from the villa's aesthetic harmony.

No expense has been spared in equipping the property with only the finest materials and technology. Among the many premium features are Shucco aluminum triple-glazed windows, Mitsubishi inverter air conditioners in every room, underfloor heating, and the finest ceramics and parquet flooring. For peace of mind, a comprehensive video surveillance system secures the villa both inside and out.

This is a residence that combines unparalleled luxury with an exquisite setting, promising a life of serene grandeur on the island of Pag (which can be considered peninsula as there is a bridge connecting the island to the mainland).

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>:  
4868 €

Average price/m<sup>2</sup> of this type  
in this region:  
3872 €

Median price/m<sup>2</sup> of this type  
in this region:  
4074 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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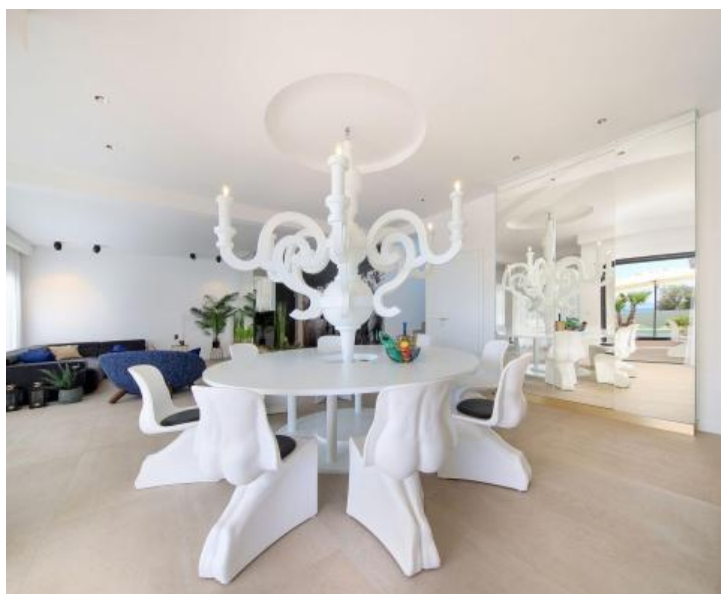
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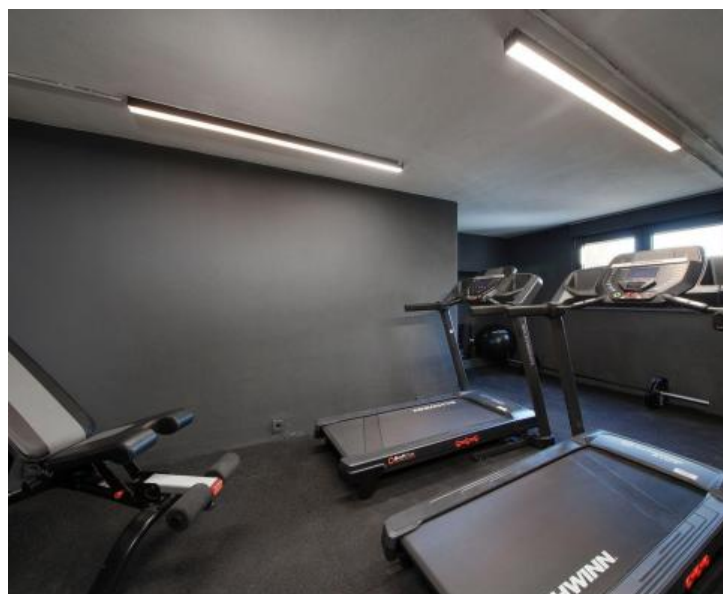
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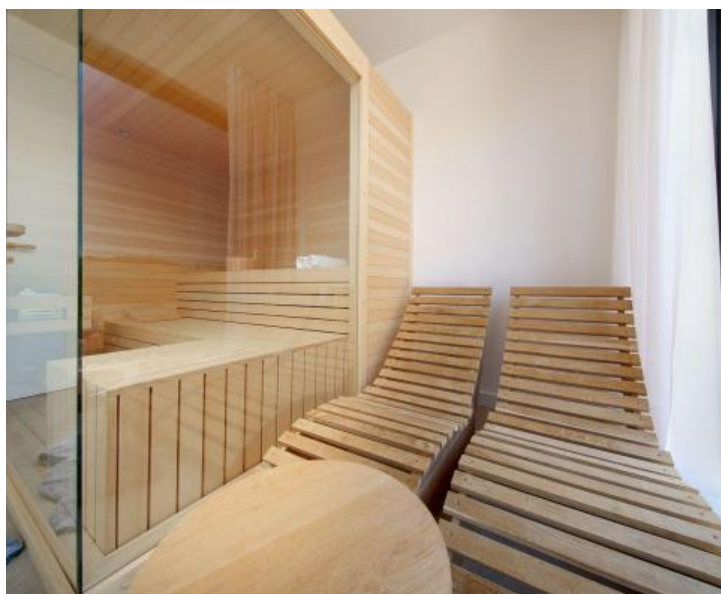
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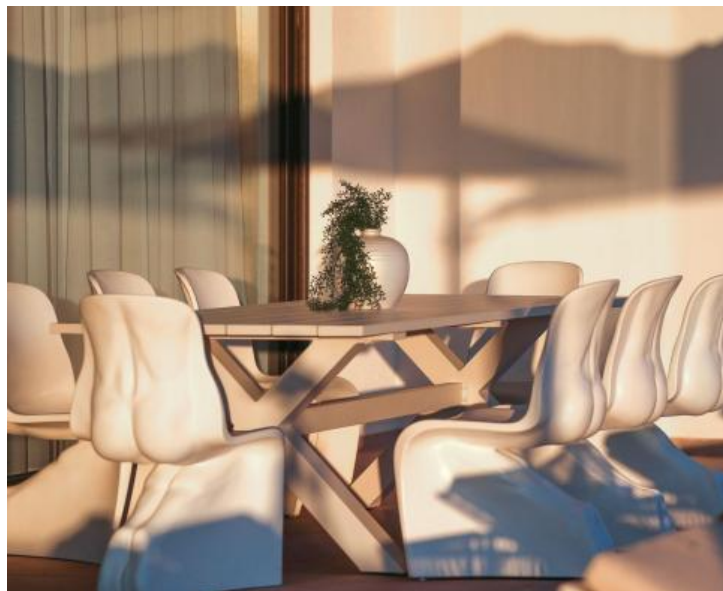
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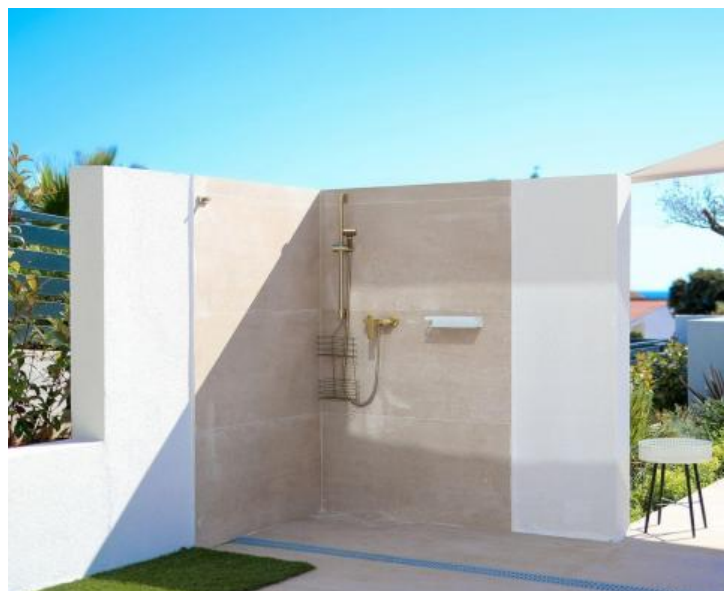
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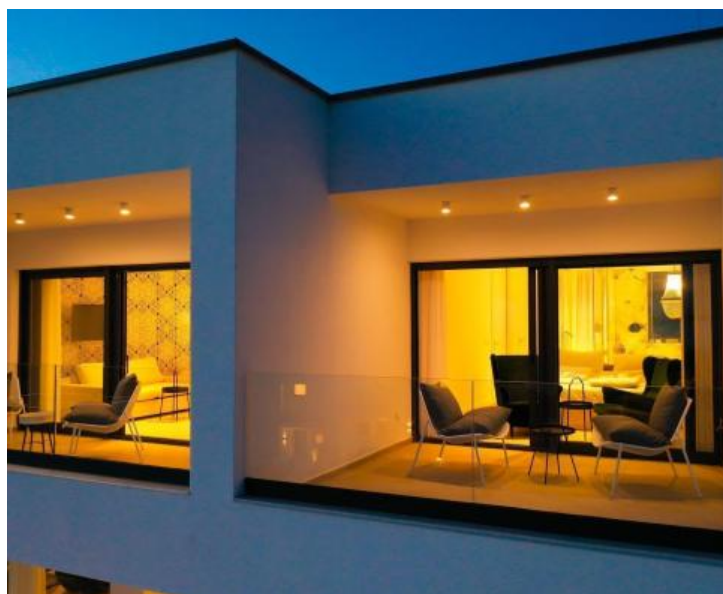
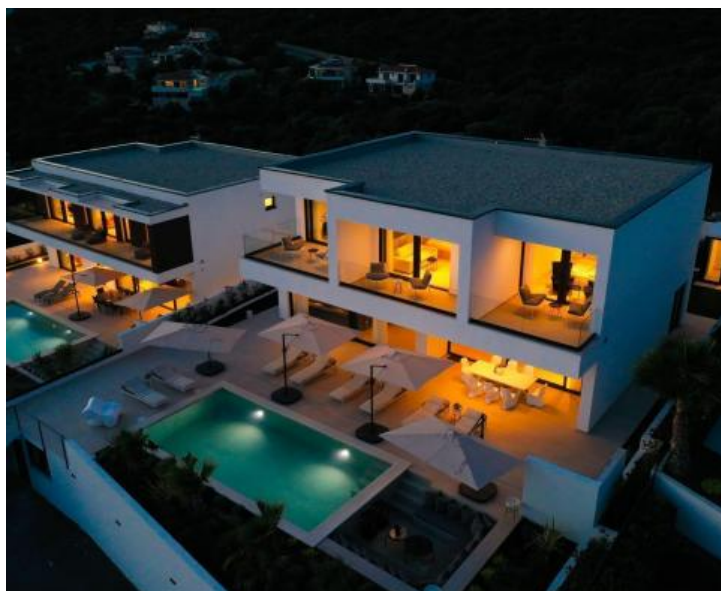
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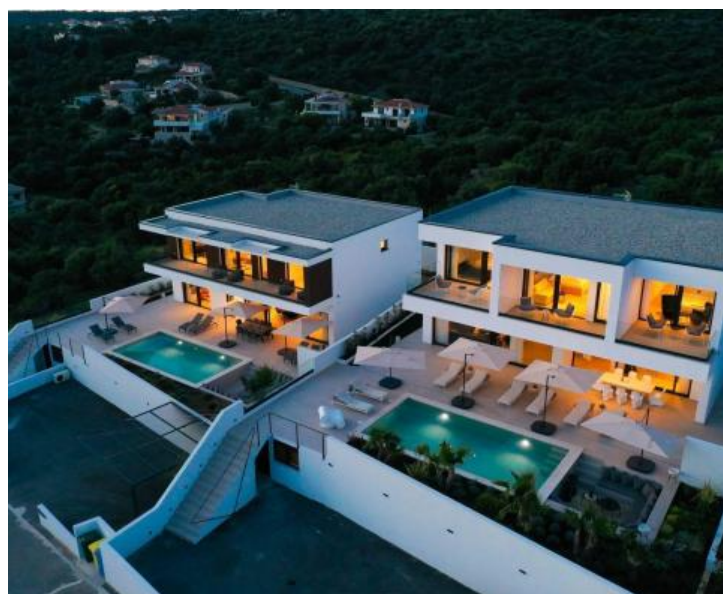
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