

Land plot

Novalja, Karlobag



Ref	RE-U-37804
Type	Land plot
Region	Karlobag
Location	Novalja
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	2681 sqm
Price	€ 1 150 000

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In Novalja on the island of Pag, a development-ready plot with a project for a residential building featuring 24 apartments is for sale, just 1 km from the sea.

The property includes plans for two residential buildings, each on a separate parcel with access roads, parking spaces, and a shared swimming pool.

Building A is designed with a basement, ground floor, and two upper floors, totaling 12 residential units consisting of one- and two-bedroom apartments, all with balconies offering sea views. The basement is allocated for office spaces, meeting rooms, kitchenettes, bathrooms, and storage areas, while the ground floor and upper levels are fully residential.

Building B mirrors the design of Building A, also featuring 12 residential units across a basement, ground floor, and two upper floors.

This modern residential complex, consisting of 24 apartments, is sold with a finalized and legally approved building permit, with all utility fees paid, allowing immediate construction.

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:
0 €

Average price/m² of this type
in this region:
102 €

Median price/m² of this type
in this region:
100 €

Average price/m² of this type
in Croatia:
265 €

Median price/m² of this type
in Croatia:
180 €

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