

# Villa

Novalja, Karlobag



<b>Ref</b>	RE-U-37847
<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>	250 m
<b>Floorspace</b>	310 sqm
<b>Plot size</b>	750 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 450 000

### Exclusive Villa with Pool - Novalja, Island of Pag!

Luxury villa just **250m from the sea and beach**, offering **310m<sup>2</sup> of modern living space** on a **780m<sup>2</sup> plot**.

#### Property Highlights:

- **Ground Floor:** Spacious living area with fireplace, kitchen with dining room, pantry, guest toilet, storage, and access to a **covered terrace with a private pool**.
- **First Floor:** 4 bedrooms, each with a private bathroom. **Three rooms** open to a **balcony and covered terrace** with stunning sea views.

#### Premium Features:

- **Modern Architecture:** XXL sliding windows, 3m high ceilings, floating monoblock staircase, marble flooring.
- **High-Quality Materials:** Unitherm brick, Schüco aluminum windows, thermal insulation façade, waterproof concrete.
- **Top-Brand Interiors:** Villeroy & Boch sanitary ware, Daikin air conditioning, Miele kitchen appliances, oak parquet in bedrooms.
- **Luxury Pool & Outdoor Area:** **10m x 4m heated pool**, sun terrace with marble flooring, private parking for **3-4 cars**, landscaped garden with palm trees, and a **BBQ area**.

#### Smart & Energy-Efficient:

- Electric car charging station
- Full Wi-Fi coverage
- Electric underfloor heating (Danfoss)
- **8 HD security cameras** with Wi-Fi access
- Insulated outdoor air conditioning platform for noise reduction

A **turnkey** villa built with the finest materials and state-of-the-art equipment, ensuring an **exclusive** and **comfortable** lifestyle in a prime location!

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>:  
4677 €

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:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



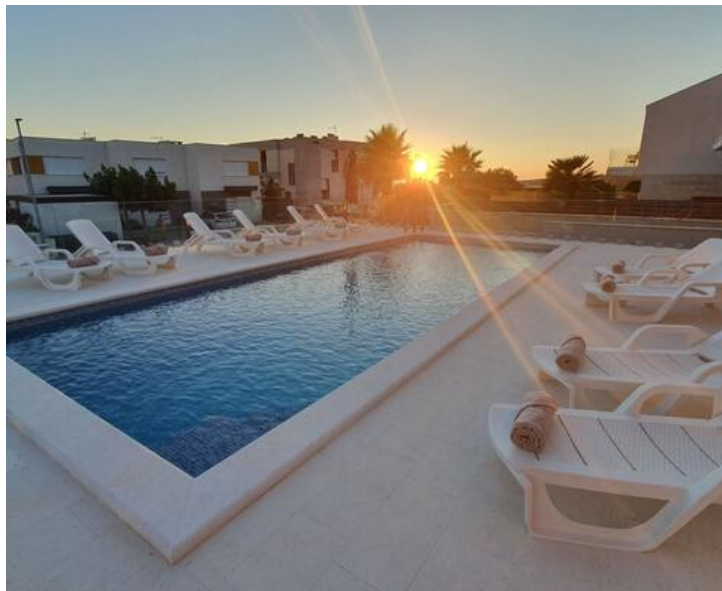
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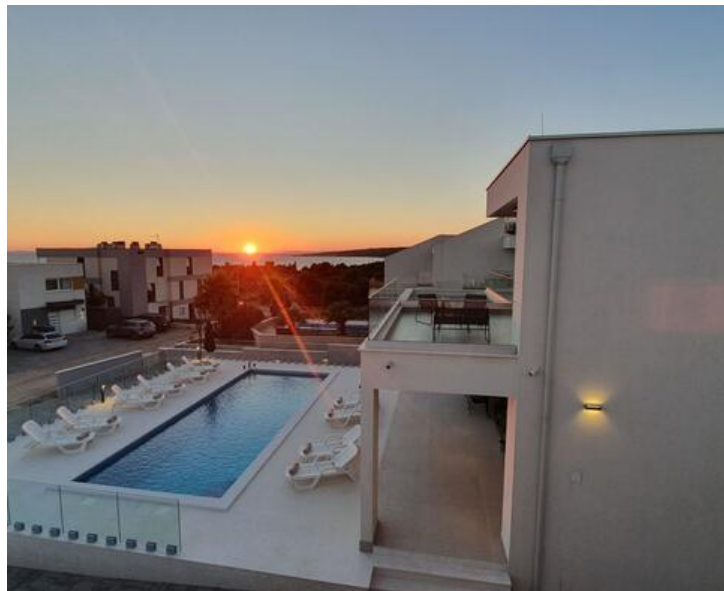
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