

# Villa

Stara Novalja, Novalja, Kvarner



<b>Ref</b>	RE-U-15449
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Novi Vinodolski
<b>Location</b>	Stara Novalja, Novalja
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	388 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 625 000

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

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Exclusive villa with swimming pool under construction, just 150 meters from the sea on Pag peninsula! The villa of 388 sq.m. consists of a ground floor and an upper floor with a swimming pool and wonderful garden. On the ground floor we find three bedrooms, each of which has its own bathroom with access to a spacious terrace.

On the first floor we find a guest toilet, open space living area with kitchen and dining room with access to the terrace and swimming pool.

The total area of the ground floor is 143.50m<sup>2</sup> and 245m<sup>2</sup> on the first floor.

### EQUIPMENT AND MATERIALS

- Pvc/aluminum carpentry in anthracite color with sliding and wing system
- Demit facade with a total thickness of 10 cm
- Class A energy certificate
- Facade color white/terracotta
- Facade artistically finished
- Tiles in apartments 120x60 cm and/or 60x60 cm
- Entrance doors to apartments fireproof (F 30) and anti-burglary height 210 cm
- White room door with rough structure 210 cm high and two-part handle
- Multi-layer parquet suitable for underfloor heating approx. 180x15 cm
- Underfloor heating - Smart management with the option of upgrading the system
- Video surveillance of the building
- Alarm system
- Communication wardrobe
- Glass fence with a concrete parapet 50 cm high
- Designer inner fence
- Hanging designer shells without double edges, antibacterial
- Built-in cistern flush with the wall
- Glass screen made of safety glass
- Designer tiles in black or chrome color
- Built-in shower faucet with rose
- Tiled swimming pool - INFINITY
- Parking spaces for 3 vehicles
- Horticulture in the garden

The villa is under construction, the planned completion of construction and occupancy is expected in the first quarter of 2023.

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>:  
1611 €

Average price/m<sup>2</sup> of this type  
in this region:  
3247 €

Median price/m<sup>2</sup> of this type  
in this region:  
3200 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €



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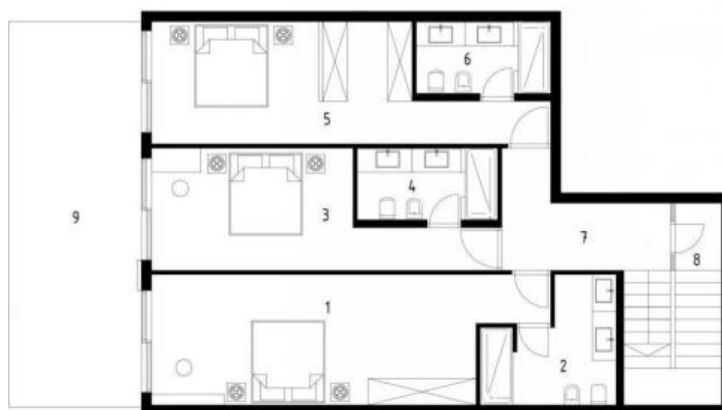


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A - SUTEREN



PRIZEMLJE

