

# Villa

## Novalja, Karlobag



<b>Ref</b>	RE-U-22456
<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>	350 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 720 000

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New exclusive villa with swimming pool in Stara Novalja, Pag peninsula.

It belongs to a new complex under construction.

The villa of 350 sq.m. consists of a ground floor and an upper floor with a swimming pool and garden of 300 sqm.

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.

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

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 and/or 60x60
- 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
- Walk in shower
- Built-in shower faucet with rose
- Tiled swimming pool - INFINITY
- Parking spaces for 3 vehicles
- Horticulture

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
2057 €

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:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €

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**FIRST FLOOR**

8. staircase	11
9. hallway	11
10. bedroom 1	26
11. bathroom 1	11
12. bedroom 2	16
13. bathroom 2	6
14. bedroom 3	23
15. bathroom 3	6
16. covered terrace	20



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### GROUND FLOOR

1. covered entrance	12
2. entrance hall	5
3. toilet	3
4. living room	36
5. dining room / kitchen	34
6. covered terrace	65
7. terrace	65

