

Villa

Novalja, Karlobag



Ref	RE-U-23298
Type	Villa
Region	Karlobag
Location	Novalja
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	270 sqm
Plot size	800 sqm

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No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 100 000

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Exclusive villa 100 meters from the sea in Novalja, Pag island, now peninsula!

We are glad to mediate the project of a total of 5 villas, 3 of which are for sale, is located right next to the sea in a quiet bay with a view of the surrounding islands.

The villas are under construction, and the planned completion date is the 6th month of 2024.

Each villa is carefully designed and placed on the plot in such a way that the future buyer could enjoy the benefits of nature (sea view) without violating privacy.

Considering that it is a modern building, the villas are decorated with a beautiful covered terrace with a sun deck and swimming pool, an incredible 'open space' concept on the ground floor and spacious bedrooms, each with its own bathroom.

Each villa is additionally equipped with a jacuzzi, sauna and underfloor heating with a heat pump.

In addition to quality construction, the investor's comfort is the first priority, so it is not surprising that each room is spacious and has natural lighting.

Each villa of cca.270 sq.m. on a land plot of cca.800 sq.m. consists of a ground floor and a first floor:

Ground floor: - incredible 'open space' concept of kitchen, dining room and living room of 106 m² - machine room for underfloor heating with heat pump - guest toilet - cloakroom - internal staircase - covered terrace of 16 m² - sunbathing area and terrace - 'infinity' pool.

1st floor: - 4 bedrooms of 18-19 m² - 4 bathrooms of 6.5 m² - south-facing terrace of 16 m² - jacuzzi - sauna.

The price of the property includes kitchen furniture, high-quality ceramics, parquet, dining room, furniture in the rooms. By agreement with the investor, the buyer can choose sanitary facilities, living room and additional furniture.

The garden includes 3 parking spaces, additional terraces, a garden with cascades, etc.

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:
4074 €

Average price/m² of this type
in this region:
3872 €

Median price/m² of this type
in this region:
4074 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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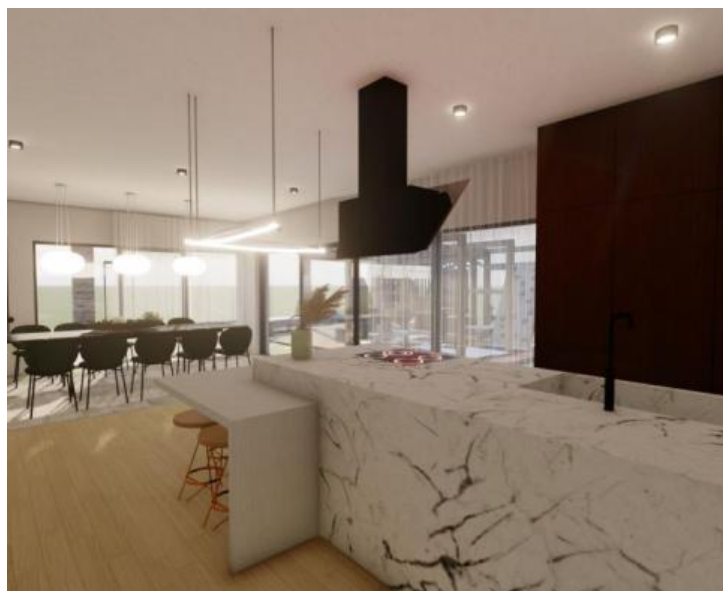
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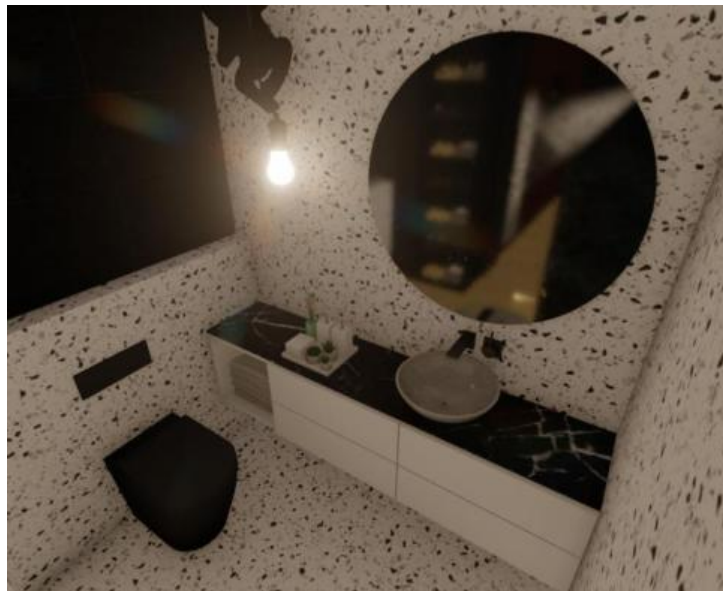
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