

# Villa

## Stara Novalja, Karlobag



<b>Ref</b>	RE-U-29477
<b>Type</b>	Villa
<b>Region</b>	Karlobag
<b>Location</b>	Stara Novalja
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	276 sqm
<b>Plot size</b>	710 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 890 000

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New modern villa in Stara Novalja, Pag peninsula - 100 meters from the sea!  
Total area is 276 sq.m. Land plot is 710 sq.m.

On the ground floor of the villa, there is an entrance area, a spacious living room with a kitchen, a bathroom, a storage room, a room designated for socializing, a laundry room, and a beautiful terrace with sea views. On the first floor of the villa, there are four bedrooms and three bathrooms, two of which have their own en-suite bathrooms, and one has its own dressing room. Each room has access to a balcony offering a stunning view of the sea and the island of Pag.

In the villa's grounds, there is an infinity pool, an outdoor shower, an auxiliary building/pergola, parking for six vehicles, and a landscaped garden with automatic irrigation.

High-quality materials were used for construction and furnishing:

- 10 cm thermal insulation facade
- Aluminium external joinery with triple glazing
- Heating/cooling split system with underfloor heating
- Walls clad in travertine stone
- Hansgrohe sanitary ware
- Video surveillance

The main advantage of the villa is its proximity to the sea, just 130 meters away!

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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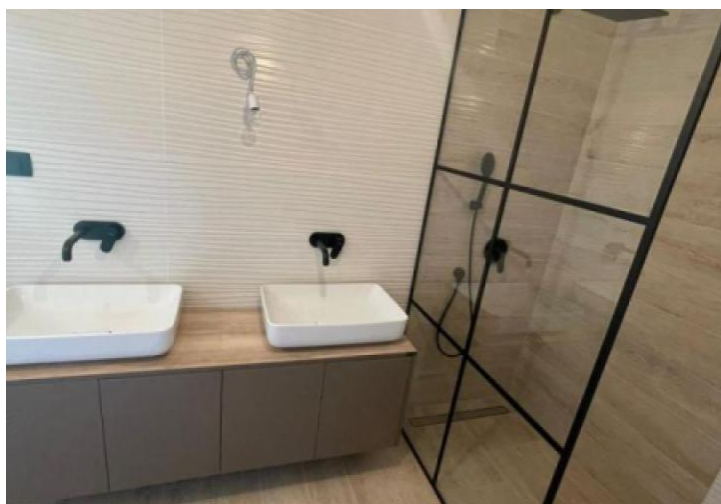
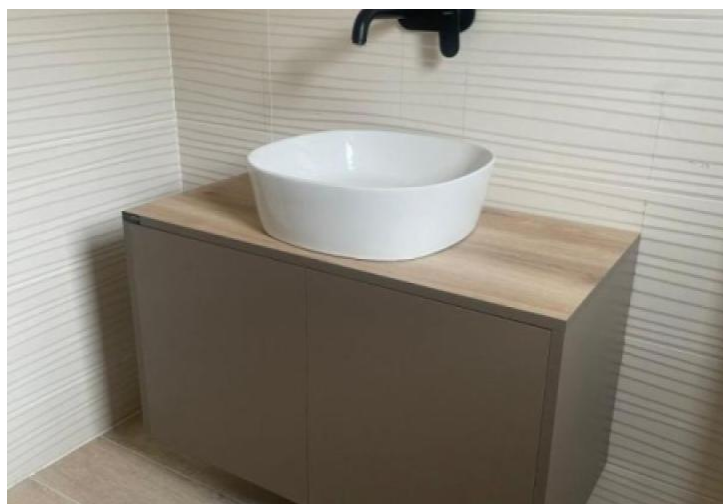


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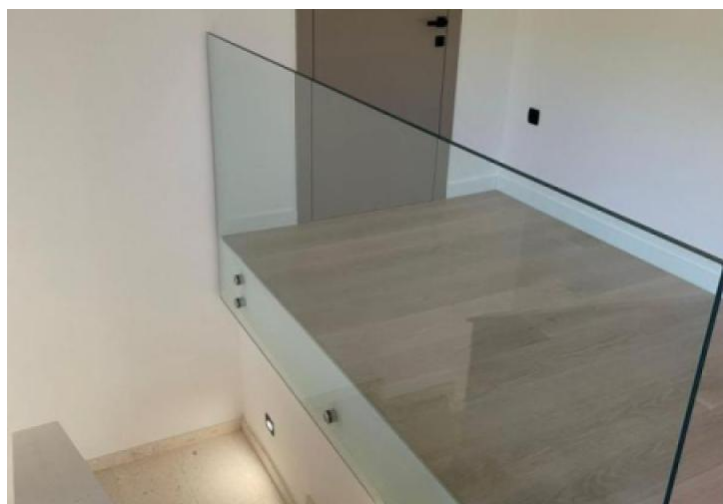
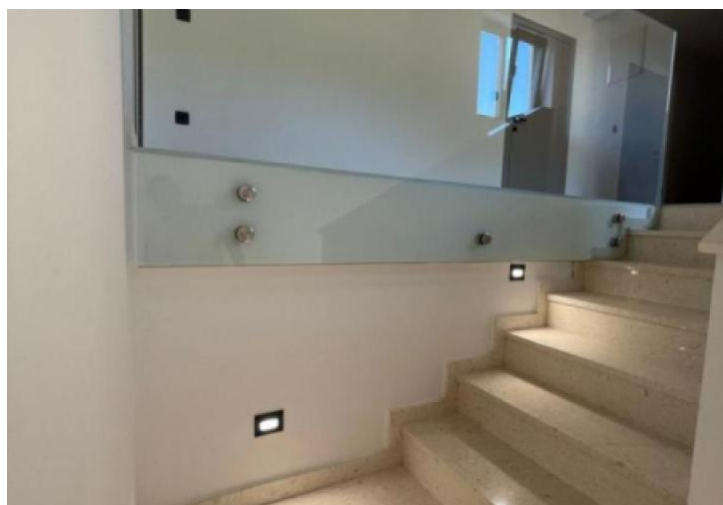
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