

Villa

Novalja, Karlobag



Ref	RE-U-41431
Type	Villa
Region	Karlobag
Location	Novalja
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	149 sqm
Plot size	805 sqm

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No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 200 000

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Modern villa with 4 bedrooms, private pool, sauna, and sea view – 148.5 m² of living space on an 805 m² plot, just 500 meters from the sea, located in a highly desirable area of Novalja.

This newly built residential unit, completed in 2024, is part of a contemporary development and offers a thoughtfully designed layout combining comfort, functionality, and style. With a total living space of 148.5 m² plus 41 m² of terraces and balconies, the villa features four spacious bedrooms and five modern bathrooms, along with two living areas and a fully equipped kitchen with dining space.

The villa's outdoor amenities are designed for complete relaxation and enjoyment, including a private 18 m² swimming pool, sun deck, sauna, jacuzzi, and a landscaped private garden. The outdoor dining area and barbecue setup are ideal for entertaining, while the terraces provide beautiful views of the sea and surrounding nature.

Inside, the villa is finished to a high standard, with a focus on luxury and minimalist elegance. Natural light fills the space, and premium materials have been used throughout, including underfloor heating, designer bathroom fittings, air conditioning, smart TVs, secure safes, and high-speed internet.

The location offers a perfect blend of privacy and convenience. The sea is just 500 meters away, with the popular Babe Beach only 1 kilometer from the property. Shops, bakeries, and the town center are all within easy reach, while Zadar Airport is just 86 kilometers away.

Sold fully furnished and move-in ready, this villa is ideal as a modern holiday home, year-round residence, or a high-yield rental property in one of the Adriatic coast's most sought-after destinations.

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.

Property advantages:

- Swimming pool
- Spa
- Sauna
- Floor heating
- Garden
- Urbanized
- Modern

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Price per m²:
8.054 €

Average price/m² of this type
in this region:
4.200 €

Median price/m² of this type
in this region:
4.358 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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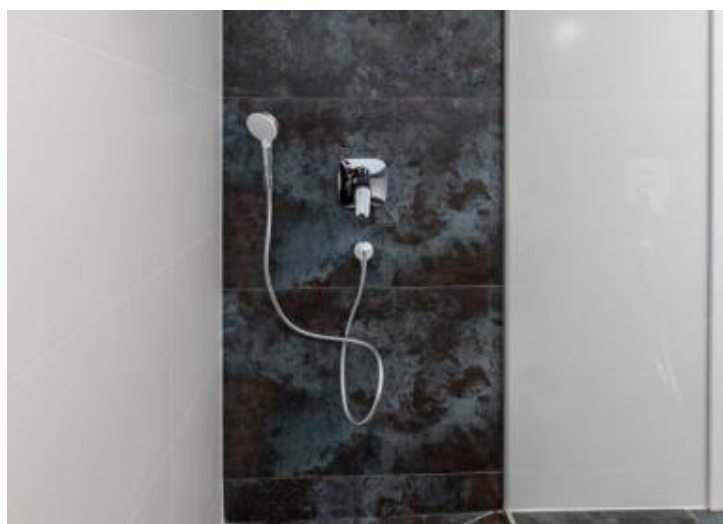
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