

Apartment

Novalja, Karlobag



Ref	RE-U-43000
Type	Apartment
Region	Karlobag
Location	Novalja
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	118 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 325 000

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Situated in Novalja on the island of Pag, just 200 meters from the sea, this exceptional two-storey penthouse with a private roof terrace represents a premium opportunity for coastal living and investment.

The property is part of a modern complex of three urban villas, each comprising only four residential units, designed to provide privacy, comfort, and high construction standards in one of the most desirable locations on the island of Pag.

The penthouse is located on the first floor and is arranged over two levels, with a total living area of 99 square meters and an overall surface area of 118 square meters. The layout includes two spacious bedrooms, a bright open-plan living room with a kitchen and dining area, a hallway, two bathrooms, and an additional separate toilet. A gallery space adds flexibility to the layout and can be used as a third bedroom, home office, or social and relaxation area. The apartment also features a balcony and a terrace, offering ample outdoor space for enjoying the Mediterranean climate.

A key highlight of this property is the roof terrace, which will be equipped with a private jacuzzi, creating an ideal setting for relaxation and entertaining with proximity to the sea. The apartment includes a storage room and two private parking spaces within the property. The building has been constructed using top-quality materials and modern standards, with underfloor heating installed in all rooms to ensure year-round comfort.

Surrounded by greenery and located close to the sea, beach, and the amenities of Novalja, this high-quality new-build penthouse is ideal as a luxury holiday home, permanent residence, or a high-potential rental investment on the island of Pag, combining modern architecture, comfort, and an excellent seaside location.

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:

- Roof terrace
- Storage
- Spa
- Floor heating
- Urbanized
- Modern

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Price per m²:
2.754 €

Average price/m² of this type
in this region:
4.025 €

Median price/m² of this type
in this region:
3.823 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

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