

Villa

Novalja, Karlobag



Ref	RE-U-22457
Type	Villa
Region	Karlobag
Location	Novalja
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	350 sqm
Plot size	370 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 810 000

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Exclusive villa with swimming pool in Stara Novalja, Pag island (peninsula) under construction, only 150 meters from the sea.

Sea views will be opening from the villa!

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

On the ground floor we find three bedrooms, each of which has its own bathroom with access to a spacious terrace.

In 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 143.50m² and 245m² on the first floor.

Land plot around is 370 sq.m.

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

EQUIPMENT

- 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,

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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
Floor heating
Garden

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Price per m²:
2.314 €

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:
4.566 €

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

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FIRST FLOOR

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



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

