

# Mini-hotel

## Novalja, Karlobag



<b>Ref</b>	RE-U-21188
<b>Type</b>	Mini-hotel
<b>Region</b>	Karlobag
<b>Location</b>	Novalja
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	593 sqm
<b>Plot size</b>	1030 sqm
<b>No. of bedrooms</b>	14
<b>No. of bathrooms</b>	14
<b>Price</b>	€ 1 400 000

Spacious guest-house on Pag peninsula, 1st row to the sea!

Gorgeous tourist property for sale in Vidalići on the island of Pag. The building is located in an extremely attractive location only 10 m from the sea

It has a total area of 593.66 m<sup>2</sup> and is built on a plot of 1030 m<sup>2</sup>.

It consists of a total of seven two-room apartments located on the ground floor, on the first and second floors. On the ground floor there is a spacious apartment consisting of two bedrooms, kitchen, dining room and living room, two bathrooms and a terrace. On the ground floor there is also a gym and a summer kitchen, as well as an additional toilet.

There are three two-bedroom apartments on the second floor, and the remaining three two-room apartments on the second floor.

In the yard there is a swimming pool, a sunbathing area and a parking lot with more than seven parking spaces.

The property was built in 2011, and was renovated in 2022, when the facade was renewed. The apartments are air-conditioned, PVC joinery with double-glazed windows is used, and the floor coverings are ceramic tiles and parquet.

The island of Pag is the fifth largest island in the Adriatic Sea by area, but with a coastline of 302.47 km, it is the most indented island in the Adriatic. It is connected to the mainland by the bridge.

The island Pag is known for its sparse vegetation coverage in some of its parts, which is often compared to the surface of the moon. The rocky landscape with only a few leaves of aromatic plants being grazed by sheep creates a unique impression.

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

Gym

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Price per m<sup>2</sup>:  
2.361 €

Average price/m<sup>2</sup> of this type  
in this region:  
0 €

Median price/m<sup>2</sup> of this type  
in this region:  
0 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
0 €

Median price/m<sup>2</sup> of this type  
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