

Villa

Novalja, Karlobag



Ref	RE-U-28006
Type	Villa
Region	Karlobag
Location	Novalja
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	199 sqm
Plot size	241 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 550 000

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Luxury villa with swimming pool on Pag peninsula, 500 meters from the sea!

The dwelling takes form across a ground floor and an upper story, weaving a narrative of domestic spaces. The tale unfolds as follows:

GROUND FLOOR: A vestibule ushers visitors in, leading to a lavatory, a living area, and the heart of hearth and mealtime—the kitchen and dining room. Adjoining this culinary haven are a pantry and storage chamber, whilst a bedroom and bathroom occupy discrete corners. A terrace beckons, overlooking a liquid jewel—the swimming pool. In this aquatic realm, a lounge area flourishes, accompanied by a verdant garden, where parking spaces—three in number—stand sentinel.

1ST FLOOR: Ascending the narrative staircase, one encounters a hallway branching into three bedrooms. Among these sleeping quarters, two secreted wardrobes slumber. Each bedroom guards a private bathroom, and three terraces extend invitations to commune with the sky. The staircase, a storyteller's thread, winds through this level, knitting together a social space where tales and laughter intertwine.

This chronicle extends beyond the bounds of brick and mortar, delving into the enchanting fable of an infinity pool with a lounge, a sunbathing sanctuary, and a grand terrace. The tapestry is woven with materials of the highest echelon—ceramics and sanitary ware, multi-air conditioning systems, underfloor heating, and windows adorned in aluminum. Each element, a protagonist in this architectural saga, tells a story of craftsmanship and quality.

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
- Storage
- Floor heating
- Garden

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Price per m²:
7.789 €

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 €

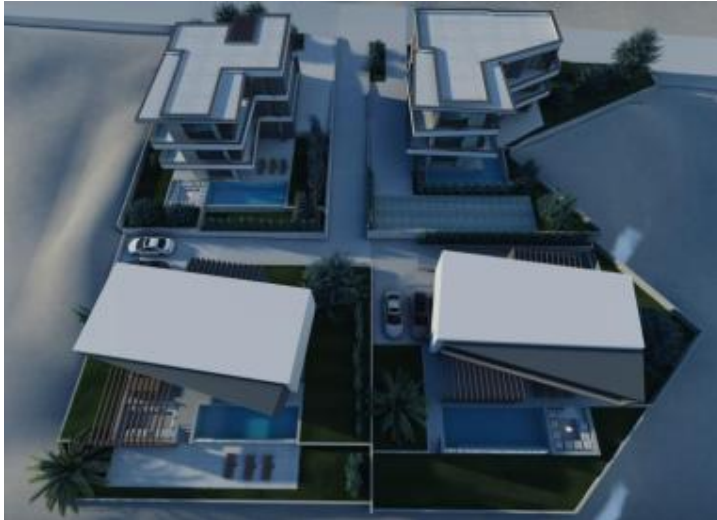
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4 Kupaonica 4	19,44 m ²
3 Kupaonica 2	7,74 m ²
4 Garderoba 1	5,04 m ²
5 Spavaća soba 3	15,23 m ²
6 Kupaonica 3	6,21 m ²
7 Spavaća soba 4	14,42 m ²
8 Kupaonica 4	6,30 m ²
9 Garderoba 2	3,34 m ²
93,66 m²	

OTVORENO

10 Terasa 1	35,13 m ²
12 Terasa 2	4,07 m ²
13 Terasa 3	10,12 m ²
49,32 m²	



PODRUM

ZATVORENO

1 Stubište	11,13 m ²
2 Prostor za druženje	35,30 m ²
46,43 m²	

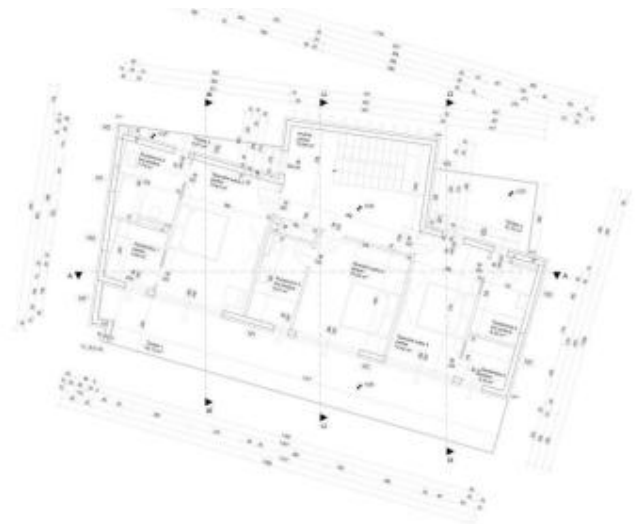
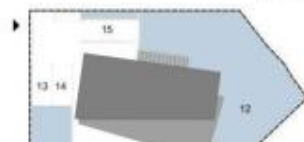


2 WC	3,10 m ²
3 Dnevni boravak	26,41 m ²
4 Kuhinja i blagovaonica	22,92 m ²
5 Kuhinjska ostava	2,88 m ²
6 Sporenište	5,11 m ²
7 Spavaća soba 1	15,44 m ²
8 Kupaonica 1	5,60 m ²
102,81 m²	

OTVORENO

9 Terasa	55,89 m ²
10 Bazen	32,30 m ²
11 Lounge prostor	15,21 m ²
12 Vrt	255,75 m ²
359,15 m²	

13 PM1	12,50 m ²
14 PM2	12,50 m ²
15 PM2	12,50 m ²
37,50 m²	



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