

## OTOK PAG, STARA NOVALJA - ekskluzivna vila s bazenom, Novalja, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OTOK PAG, STARA NOVALJA - ekskluzivna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	490 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	810,000.00 €
Updated:	Nov 05, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Ličko-senjska županija
City:	Novalja
City area:	Stara Novalja
ZIP code:	53291

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Heating

Central heating:	yes
------------------	-----



## Parking

Number of parking spaces: 3

## Description

Description:

THE ISLAND OF PAG, STARA NOVALJA - an exclusive villa with a swimming pool under construction We are selling this beautiful villa with a pool in a great location near the sea. The villa 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, on the first floor we find a guest toilet, open space living area with kitchen and dining room with access to the terrace and pool. The total area of the ground floor is 143.50m<sup>2</sup> and 245m<sup>2</sup> on the first floor. 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 Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22457

## Additional contact info

Reference Number: 500716  
Agency ref id: 22457  
Contact phone: +385 91 899 5705