

Novalja - prodaja luksuzne vile s bazenom!, Novalja, House



Seller Info

Name: Elite Nekretnine
First Name: Elite
Last Name: Nekretnine
Company Name: Elite nekretnine
Service Type: Selling and renting
Website: <https://www.elite-nekretnine.hr>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Ciottina 24b
Mobile: +385 51 444 488
Phone: +385 51 444 488
Fax: +385 51 444 494
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up
of all documentation appraisals
marketing and advertising
support for obtaining energy
certificates free consultance

General data

Name : Elite nekretnine
Abbreviated name : Elite RI
Head office : Ciottina 24 b
OIB 28953054348
IBAN and name of bank :
HR4224920081100053969 ,
Imex banka

Listing details

Common

Title: Novalja - prodaja luksuzne vile s bazenom!
Property for: Sale
House type: detached
Property area: 310 m²
Lot Size: 750 m²
Bedrooms: 5
Price: 1,250,000.00 €
Updated: Dec 15, 2023

Condition

Built: 2020
Last renovation: 2023

Location

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

Additional information

Energy efficiency: A

Heating

Heating type: air-conditioner

Description

Description:

Novalja - luxury villa for sale with pool! We are selling a luxury villa with a swimming pool in a prestigious location in the western part of Novalja, just 200 meters from the sandy beach of Babe, with an unobstructed view of the sea.

VILLA:-building plot approx. 750 m2, 310 m2 gross construction- independent two-story building-modern minimalist architecture-four bedrooms with private bathrooms- large glass walls-additional bathroom for guests- high ceilings 3 m- suspended ceilings in Knauf technique- preparation for an open fireplace in the living room-floating staircase in monoblock design paved with marble- preparation for charging electricity. car 11 Kw SWIMMING POOL-large format swimming pool 10m x 4m net- preparation for pool heating with a heat pump-Spanish glass-ceramic tiles in the pool-large sunbathing area over 100m2 paved with first-class marble- easy access to the comfortable pool engine room

BACKYARD-private parking for 4-5 cars-high value greenery-preparation for a large format design grill-large format design pavers with hidden oil wells-large entrance pedestrian portal with intercom and camera- preparation for electricity car entrance door ELECTRONICS, FLOOR HEATING, VIDEO SURVEILLANCE- preparation for charging electricity. cars in their own parking lot-wi-fi network throughout the house-underfloor heating wi-fi Danfoss in the living room and bathrooms- complete video surveillance of the facility with 8 HD cameras and wi-fi access-platform for outdoor air conditioners separated from the building for noise and vibration isolation TOP MATERIALS USED IN THE CONSTRUCTION- Unitherm brick-Schuco glass walls in aluminum,- thermal insulation LowK glass, tempered or laminated safety glass- thermal insulation facade 10 cm thick- waterproof concrete for all concrete constructions- Sika waterproofing-each room with independent electricity and water installation-water-drainage installations in Geberit super-silent technique-inverter air conditioners cooling-heating Daikin- central boiler 300 liters for the preparation of hot water for the bathroom- Villeroy&Boch sanitary ware- Hansa thermostatic faucets with tropical shower- Geberit pre-wall elements- email underfloor heating with additional installations for radiators-Huppe showers- porcelain wall-floor tiles in XL format 120cm*120cmThe kitchen-Hacker open kitchen with kitchen island-Miele built-in appliances-Vimar electrical switches and socketsRooms- solid oak parquet floors in the bedrooms and hallways- internal door with hidden hinges and magnetic closure Can be moved in with a use permit

Additional contact info

Reference Number: 553299
Agency ref id: 36591
Contact phone: +385 98 274 041