

## OTOK PAG, NOVALJA - Luksuzna vila s bazenom na prestižnoj lokaciji, Novalja, House



### Seller Info

Name:	Agencija Dux nekretnine
E-mail:	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:	<p>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.</p> <p>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</p>

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, NOVALJA - Luksuzna vila s bazenom na prestižnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	310 m <sup>2</sup>
Lot Size:	780 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	5
Price:	1,350,000.00 €
Updated:	Oct 20, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

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

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 4

## Description

Description:

ISLAND OF PAG, NOVALJA - exclusive villa with pool in a top location We are selling this beautiful exclusive villa with pool in a prestigious location just 250 meters from the sea and the beach. The villa was built on a plot of 780m2 gross living area of 310m2, divided into two floors where the ground floor has a lobby-entrance, guest toilet, storage utility room, kitchen with dining room, pantry and large living area with fireplace and access to a covered terrace with private pool and a backyard. An internal staircase upstairs has four bedrooms, each with its own bathroom. Three rooms have direct access to the balcony and a covered terrace with a beautiful sea view. The villa is sold on a turnkey basis where only the highest quality materials and equipment are used. Architecture description: 310 m2 gross construction detached two-storey building modern minimalist architecture, four bedrooms with private bathrooms, large sliding windows in XXL format, additional guest bathroom, 3m high ceilings lowered in Knauf technique, preparation for open fireplace in the living room, floating staircase in monoblock, paved with marble. Materials used in construction: Unitherm brick, Schuco glass sliding windows made of aluminum, low thermal insulation glass, safety glass tempered or laminated, thermal insulation facade 10 cm thick, waterproof concrete for all concrete structures, Sika waterproofing. Used mounting materials: Each room has an independent installation of electricity and water, water drainage installations in Geberit super-quiet technology, inverter air conditioners cooling-heating Daikin, central boiler 300lit for hot water. Bathrooms: Sanitary ware Villeroy Boch, Hansa thermostatic faucets with tropical rain shower, Gebrane pre-wall elements, electric underfloor heating with additional installations for radiators, Huppe and Duscholux showers, Porcelain tiles extra class for walls and floors. Kitchen: Hacker open kitchen with kitchen island, Miele built-in appliances. Materials in the equipment: Vimar electrical switches and sockets, interior doors with hidden hinges and magnetic closure. Solid wood oak parquet in bedrooms and hallways. Living room tiling - large format porcelain tiles 120cm \* 120cm. Swimming pool: Large XXL pool 10m \* 4m net, heated pool with heat pump, Spanish glass-ceramic tiles in the pool, large sun terrace paved with first-class marble, easy access to a comfortable pool engine room. Yard: Private parking for 3-4 cars, quality greenery with palm trees, preparation for designed large-format barbecue, large-format pavers with hidden oil windows, elegant pedestrian entrance portal with intercom and camera, all fences made of stainless steel or hot-dip galvanized steel , automatic front door. Additional values: Preparation for charging electric cars in your own parking lot, wi-fi network throughout the house, electric underfloor heating wi-fi Danfoss in the living room, underfloor electric heating in the bathrooms, full video surveillance of the building with 8 HD cameras and wi-fi access , a platform for outdoor air conditioners separated from the building for insulation from noise and vibration. Dear clients,

the agency fee is charged in accordance with the General Terms and Conditions.  
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja>. ID CODE: 14714

### Additional contact info

Reference Number: 576937  
Agency ref id: 14714  
Contact phone: +385 91 899 5705