

OTOK PAG, LUN - predivna autohtona vila s bazenom i pogledom na more, Novalja, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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, LUN - predivna autohtona vila s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	290 m ²
Lot Size:	4000 m ²
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	1,750,000.00 €
Updated:	Oct 23, 2024

Condition

Built:	2010
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Location

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

Permits

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

Heating

Central heating:	yes
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Parking

Number of parking spaces:	4
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Description

Description:	ISLAND OF PAG, LUN beautiful indigenous villa with heated pool and sea view Unique villa with pool, living area of 290 m ² is located on a beautifully
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landscaped garden of approximately 4000 m². The villa is located between Lun and Tovarnela, about twenty kilometers away from the town of Novalja. It is surrounded by restored old dry stone walls and centuries-old olive trees. There are no other houses built in the immediate vicinity, which fully offers privacy and comfort. Surrounded by it is an area of protected lunar olive grove with several thousand centuries-old olive trees. There are a dozen centuries-old olive trees in the garden, as well as an olive grove with about thirty young olive trees. The house is surrounded by numerous plantations of Mediterranean plants: pines, cypresses, oleanders, lavenders, rosemaries, laurels, immortelles, as well as many other herbs. The large garden of the villa has a swimming pool (5 x 15 m), sun deck with deck chairs and a large covered terrace with table and chairs for 10 people, and the terrace includes a barbecue area and a stereo system with external speakers. The house is divided into two floors where on the first floor we have four bedrooms with terraces and two bathrooms. Two rooms have access to terraces overlooking the Kvarner islands of Rab, Cres and Losinj. The ground floor has a fully equipped kitchen with direct access to the covered terrace, living room with corner sofa and table for 10 people with direct access to the terrace, bathroom with tub and shower and auxiliary utility room. Villa O is surrounded by old lunar olive groves which are the main features of the historic village of Lun and with its landscaped promenades provide the pleasure of long walks or cycling. It is only a few minutes walk from many beaches (the nearest is 250-300 m from the house) Luna olive groves are what makes Lun unique on the island of Pag, but also in the world. Among about 80,000 olive trees in the Luna area, about 1,500 wild olive trees (lat. Olea Oleaster), 5-8 meters high and 20-80 centimeters in diameter, stand out. This area of wild olive trees with an area of 24 hectares is the only one of its kind in the Adriatic and one of the three localities of its kind in the world and therefore has great botanical value. Due to its characteristics, in 1963 it was protected and declared a botanical reserve. Luna olive oil is of special quality and aroma and is considered one of the best in the Adriatic. For all other information call +385918995705 RARE OFFER! Dear clients, agency commission is charged in accordance with the General Terms and Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 12801

Additional contact info

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