

NOVALJA, PAG - NE PROPUSTITE PRILIKU! Luksuzna villa s bazenom u 2. redu do mora, 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
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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:	NOVALJA, PAG - NE PROPUSTITE PRILIKU! Luksuzna villa s bazenom u 2. redu do mora
Property for:	Sale
House type:	detached
Property area:	220 m ²
Lot Size:	426 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	1,450,000.00 €
Updated:	Nov 13, 2024

Condition

Newbuild:	yes
Built:	2025

Location

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

Permits

Ownership certificate:	yes
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Parking

Number of parking spaces:	3
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Description

Description:	NOVALJA, PAG - DON'T MISS THE OPPORTUNITY! Luxury villa with pool
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in the 2nd row to the sea We proudly present to you a unique property that is rarely found on the market! The villa we are selling is located right next to the coast, in the quiet town of Stara Novalja, on the island of Pag. It consists of a spacious living room with a kitchen and dining room, a storage room, a toilet and a spacious terrace, while on the first floor there are 3 bedrooms, three bathrooms and two balconies. The villa is positioned on a plot of 426 m². It has 3 parking spaces. In the yard, next to the terrace, there is also a beautiful and spacious swimming pool. In the resort, which is located in a unique location by the sea, there are 6 luxury villas whose design has been carefully thought out and chosen because innovative elements of modern architecture and the traditions of the region meet. Regardless of whether you decide to explore the surroundings, sunbathe on the beach or by the pool or simply enjoy the space of the house, you will surely feel this special magic of the island of Pag and Stara Novalja. This is a place where you can escape from the everyday hustle and bustle and indulge in relaxation in luxury villas that are like a home away from home. Such properties offer numerous investment opportunities, they can be themed in various ways, as a spa resort, a place to shoot fashion editorials, a getaway for famous people, even as an exclusive music studio for work and relaxation... the possibilities are numerous because the location and beauty of the island of Pag is incredible. The island of Pag is located in the northern Adriatic, in Croatia. It is the fifth largest Croatian island, and with its unique moon shape, it is one of the most popular islands in the Adriatic. The capital of the island is Pag, while Novalja is a famous tourist center on the west coast of the island. The island is famous for salt, sheep's cheese and lamb. It is also known for its characteristic stone beaches, the most famous of which is Zrće beach. The villa we are selling is designed based on contemporary aesthetics and functionality, with clean lines and minimalist elements. Using traditional stone preserves the authenticity of the place. The villa will be equipped with everything necessary for a complete experience. Modernly designed rooms, spacious bedrooms, comfortable large terraces and a swimming pool are just some of the features that make you feel at home. The villa has a view of the sea and is in its immediate vicinity. **ACCESS:** A small road passes through the settlement, which will be accessible only to villa owners. Each villa has two comfortable parking spaces with preparation for electric car charging. **ECOLOGY:** The villas will be of energy class A. The thickness of thermal insulation on the facades will be 15 cm. The windows, with triple glazing, will be equipped with electric shutters, operate in isolation and have nets to protect them from bugs and mosquitoes. The villas will be heated and cooled by air conditioners. **VILLA EQUIPMENT:** The villas are equipped with burglar-proof and soundproof entrance doors, TV connections in all rooms, with cooling and heating with air conditioners and blinds for sun protection. Special attention was paid to the selection of quality and coordinated materials in the villas. Don't miss the chance! These properties are on the market for a short time and now is the right time to take advantage of this rare opportunity and become the owner of a special property or even several. Novalja and Pag are world-famous locations where the biggest stars and brands shoot commercials, and you can't go wrong with this kind of investment. The villas will be unfurnished,

but upon request, we can do the interior decoration for you at an additional cost. Construction is scheduled to be completed in the spring of 2025. Contact us today to learn more and book your tour! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30582

Additional contact info

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