

OTOK PAG, LUN - jedinstvena vila s bazenom na predivnoj lokaciji, Novalja, House



Seller Info

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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
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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

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|----------------|--|
| Title: | OTOK PAG, LUN - jedinstvena vila s bazenom na predivnoj lokaciji |
| Property for: | Sale |
| House type: | detached |
| Property area: | 192 m ² |
| Lot Size: | 1485 m ² |
| Bedrooms: | 4 |
| Bathrooms: | 4 |
| Price: | 1,550,000.00 € |
| Updated: | Nov 08, 2024 |

Condition

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|-----------|-----|
| Newbuild: | yes |
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Location

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

Description

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| Description: | <p>THE ISLAND OF PAG, LUN - a unique villa with a swimming pool in a wonderful location. The island of Pag is located between the Velebit Channel and Kvarnerići, between the islands of Rab, Olib and Vir, in the immediate vicinity of the mainland. With an area of 286.6 km², it is one of the largest Adriatic islands, and with 270 km of indented coastline, it is the island with the longest coastline in the Adriatic, full of bays, coves, capes and beaches. The largest bay, Paška Bay, is surrounded by 20 km of pebble beaches. Lun is located on the northernmost cape of the island of Pag, about 20 km from Novalja, immersed in a healthy silence broken only by the song of crickets and the sound of waves. The place itself is not by the sea, it goes down to the sea and a small port in the 1km distant town of Tovarnela. Beautiful beaches and a promenade with a view of the nearby islet of Dolfín and the islands of Cres and Lošinj stretch along Tovarnele. There is a</p> |
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lighthouse on the islet of Dolfin, named after the bottlenose dolphins that are frequent guests of this part of Pag's waters. What makes Lun unique on the island of Pag, but also in the world, are the Lun olive groves. Among the 80,000 olive trees in the area of Luna, 1,500 wild olive trees (lat. Olea Oleaster) 5-8 m tall and 20-80 cm in diameter stand out. The age of some olive trees has been estimated by experts to be over 1500 years old! This 24-hectare area of wild olives is the only one of its kind on the Adriatic and one of three localities of its kind in the world, and therefore has great botanical value. Because of its characteristics, it was protected and declared a botanical reserve in 1963. You can walk through the reserve along a 2 km long promenade and enjoy the unique scene of ancient trees almost from biblical times, whose roots intertwine with Pag stone. A unique newly built villa with a panoramic view is for sale. It is located on a plot of 1707m² and surrounded by restored old stone walls. An automated fence allows entry to the property, and the plot is also surrounded by old olive trees. The house has an 8m x 4m swimming pool with an additional shallow water zone, which is equipped with the most modern technology (Smart inverter for heating water, LED lighting with color change, auto-dispenser of chemicals, counter current system for swimming, cleaning robot...). The pool is also covered with a beautiful Spanish mosaic. The property has 2 floors, very high walls, which creates a nice openness. The ground floor consists of a guest room, hallway, bathroom, laundry room, storage room, garage, kitchen, dining room, technical room, living room and a huge terrace. The upper floor consists of a bedroom, toilet, hallway, balcony, master bedroom with dressing room and master bathroom. The house is equipped with a modern fireplace, underfloor heating, smart air conditioners (Mitsubishi Electronics), LAN/WLAN internet (SAT-TV/INET TV), luxurious Bernada beds, HIKVISION video intercom, HIKVISION professional security monitoring, smart locking of the main room door, fully equipped kitchen with excellent electrical appliances, LED lighting with timers and dimmers. High-quality glass railings were also installed on the staircase and balcony. Landscaped garden with automatic irrigation. Built with the highest quality materials of world-famous brands, high-quality electric aluminum blinds and carpentry (custom color), ceramics and sanitary ware of world-famous brands, and paved with specially selected stone from the island of Brač. • GBP (gross construction area) = 222.30 m² • Covered outdoor spaces: Terrace on the ground floor 60.87 m² Balcony on the first floor 12.28 m² • Uncovered outdoor terrace on the ground floor 76.17 m² • Energy certificate of the building - energy class of the building : * A+ ... Specific annual primary energy * B ... Specific annual need for thermal energy for heating Very unique property! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 31503

Additional contact info

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