

## Otok Pag, Novalja, Novalja, House



### Seller Info

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### Listing details

#### Common

Title: Otok Pag, Novalja  
Property for: Sale  
House type: detached  
Property area: 500 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 11  
Bathrooms: 8  
Price: 4,000,000.00 €  
Updated: Jul 31, 2024

#### Condition

Newbuild: yes  
Built: 2024

#### 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: In preparation



## Parking

Garage: yes  
Number of parking spaces: 6

## Description

Description: The island of Pag, Novalja, we mediate the sale of a luxurious and modern house of 500 m<sup>2</sup>, which is located first row to the sea. The town of Novalja is located in a gentle bay of the northwestern part of the island of Pag. The traffic connection between the island of Pag and Novalja itself with the mainland is excellent. The possibility of transportation is by ferry, catamaran, bus and car. Near Novalja is Zrće, a long pebble beach, which was nicknamed the Ibiza of Croatia, after four discotheques were built on it. This private house has three floors and each floor is a separate apartment for itself. The ground floor has a total of 100 m<sup>2</sup> and consists of two bedrooms, two bathrooms and a toilet, and in the front part there is a kitchen, dining room and living room with an incredible view of the sea and islands. As part of the ground floor, there is also a large pool measuring 10x6/60 on the terrace. The first and second floors are 150m<sup>2</sup> and consist of three bedrooms, three bathrooms and a toilet, and like the ground floor there is a kitchen, dining room and living room with an enchanting view. The house has an elevator and beautiful glass walls on every floor. The plot is 800 m<sup>2</sup>. The villa is equipped and furnished with the best and highest quality materials. The equipment is Vicona aluminum joinery, 3-layer glass filled with argon, the heating and cooling system is through the Daikin floor heating system in the living rooms and bathrooms plus air conditioning. Daikin emura air conditioners. Smart apartment system - remote control by mobile phone. Travertine facade plus black self-ventilated facade. Zumtobell lighting, Imola ceramics 1st class 120/60, 120/120 and preparations for solar panels are being made. Top real estate in an

attractive location, a rarity on the market! Great opportunity for life and investment. Dear customers, in accordance with the Law on Brokerage in Real Estate, viewing the property is only possible with the signature of the Brokerage Agreement. According to the same, the buyer has the obligation to pay the agency commission in case of realization of the purchase. ID CODE: 1507

### **Additional contact info**

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Agency ref id: 1507  
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