

## Otok Pag, luksuzna dvojna vila s bazenom i pogledom na more, Novalja, House



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ulica Maršala Tita 139  
Mobile: 0038598389101  
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About us: Camelia real estate d.o.o. offers

a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

## Common

Title:	Otok Pag, luksuzna dvojna vila s bazenom i pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	113 m <sup>2</sup>
Lot Size:	350 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	750,000.00 €
Updated:	Sep 30, 2024

## Condition

Newbuild:	yes
Built:	2024
Last renovation:	2024

## Location

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

## Permits

Ownership certificate:	yes
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## Additional information

Energy efficiency:	In preparation
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## Parking

Number of parking spaces:	3
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## Description

Description:	The island of Pag, Jakišnica, is for sale a beautiful semi-detached villa on the
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island of Pag, in a small town on the coast near Novalja. This villa offers luxury and comfort, the perfect balance between modern design and a relaxing atmosphere. The villa with a net area of 113.26 m<sup>2</sup> is located on a landscaped plot of approx. 350 m<sup>2</sup>, has 3 bedrooms, 3 bathrooms, a kitchen, a dining room, a living room, a toilet and a terrace with a swimming pool. On the ground floor of the villa, you are greeted by an entrance hall, leading you to the living room with kitchen and dining room. A bedroom with its own bathroom is located on the same level. The living room and bedroom have access to a large terrace with a pool and a view of the sea. Upstairs there are two bedrooms, each with its own bathroom, and both rooms have access to a large shared balcony. The balcony offers a wonderful view of the Adriatic Sea. Villa equipment: ■ The equipment of the villa is at a high level and is fully furnished with modern and designer furniture. Shucco aluminum three-layer carpentry profiles 7.5 cm thick, Mitsubishi inverter air conditioners in all rooms, underfloor heating, first-class ceramics and parquet, Moooi chandeliers, Intralight lighting. ■ Private parking and security system with cameras. ■ Quiet and private location, but close to all facilities and beaches. The villa is sold fully furnished and equipped to a high standard (Bosch, Casa Mania chairs...) categorized with 5 stars for tourist rental. The villa grounds provide complete privacy and relaxation. Enjoy the swimming pool with sun deck, where you can refresh and relax on hot summer days. There is also a barbecue here for hanging out with family and friends. A large parking lot allows parking for 3-4 vehicles. Ideal property for your vacation! ID CODE: 853

### Additional contact info

Reference Number: 646907  
Agency ref id: 853