

## Otok Pag - ekskluzivna duplex villa 145m2, pogled na more, Novalja, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Otok Pag - ekskluzivna duplex villa 145m2, pogled na more
Property for:	Sale
House type:	semi-detached
Property area:	145 m <sup>2</sup>
Lot Size:	360 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	750,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: In preparation



### Heating

Central heating: yes

## Parking

Number of parking spaces: 3

## Description

Description:

Kaiser Immobilien mediates the sale of a beautiful, modern, newly built duplex villa, located close to the coast and with an enchanting view of the sea, in Jakišnica on the island of Pag. Pag is located in the northern Adriatic and is the fifth largest Croatian island of exceptional natural beauty, and with a coastline of 302 km, it is the most indented island in the Adriatic. It is connected to the mainland by a bridge and a ferry, so the island can be reached from Zadar on the south side by a 340 m long bridge, or by ferry to Žigljen on the north side of the island, from the port of Prizna. The two most popular products that Pag gave to Croatia (and the rest of the world) are Pag cheese and Pag lace. Pag cheese is a type of hard cheese made from sheep's milk and is one of the most famous cheeses that can be found on markets inside and outside Croatia. Pag lace is a type of unique lace originating from Pag, and in 2009 it was added to the UNESCO list of intangible cultural heritage. Exclusively equipped villa with a total living area of 145m<sup>2</sup>, divided into two floors. On the ground floor there is an entrance area, an open-plan living area of 33m<sup>2</sup>, which includes a living room, kitchen and dining room, bedroom, bathroom and storage room. The living area is dominated by panoramic windows with an open view of the sea, and there is also a modern, fully equipped kitchen with high-quality appliances and an island for food preparation. An internal staircase leads to the first floor where there are two bedrooms, each with access to the terrace and a wonderful panoramic view of the sea. The bedrooms are decently decorated, and each has its own modern bathroom with luxurious details. In the construction and furnishing, top-quality materials and equipment were used, so that the object is equipped, among other things, with Schüco aluminum carpentry in 3 layers with 7.5 cm thick profiles, Mitsubishi inverter air conditioners in all rooms, underfloor heating, top-quality ceramics and parquet floors, Moooi chandeliers and Intralight lighting. The facility has video surveillance. There is an infinity heated swimming pool, a sunbathing area and a grill area on the landscaped garden. The parking lot is private, with space for 3 vehicles. The villa was built in 2024, it is sold furnished and equipped, it is located in a quiet location near all important facilities. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE: 105-259 ID CODE: 105-259

## Additional contact info

Reference Number: 647637  
Agency ref id: 105-259