

## Novalja/Pag, ekskluzivan stan na 2.katu, Novalja, Flat



### Seller Info

Name: Predrag Dilenardo-Zamlić  
First Name: Predrag  
Last Name: Dilenardo-Zamlić  
Company Name: Opatija nekretnine  
Service Type: Selling and renting  
Additional Email: predrag@opatijanekretnine.info  
Website: <http://www.opatijanekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 88/1  
Mobile: +385(0)92 28 46 230  
Phone: +385(0)51 277-401  
About us: Agencija OPATIJA

NEKRETNINE licencirana je agencija za promet nekretnina koja posluje u sklopu grupe OPATIJA NEKRETNINE, koju čine dvije licencirane agencije za promet nekretnina, i to:

OPATIJA NEKRETNINE  
j.d.o.o. OPATIJA  
poslovnica Opatija nekretnine  
M.Tita 88/1  
poslovnica Opatija nekretnine  
M.Tita 75  
RIJEKA NEKRETNINE  
j.d.o.o. RIJEKA  
poslovnica Rijeka nekretnine  
Adamićeva 24/2.kat

Sukladno zakonskim uvjetima licencirane agencije posluju temeljem rješenja nadležnog Ministarstva gospodarstva te upisa u registru posrednika u prometu nekretnina pri HGK, te su osigurane od rizika pri

osiguravajućem društvu  
JADRANSKO OSIGURANJE  
d.d.

Članice grupe OPATIJA  
NEKRETNINE su potpisnice  
kodeksa etike u poslovanju  
posrednika u prometu  
nekretnina pri HGK.

Želja nam je postati jedna od  
vodećih grupacija na području  
poslovanja nekretninama na  
području cijele RH. Svoje  
usluge trudimo se pružati po  
najvišim standardima u  
posredovanju prometom  
nekretnina te posebnu pažnju  
poklanjamo svakom klijentu  
bez obzira na obim potrebne  
usluge.

U sklopu agencije posluju  
osobe s položenim stručnim  
ispitom za agenta posredovanja  
u prometu nekretnina pri  
Hrvatskoj Gospodarskoj  
komori.

Naša usluga obuhvaća :

razgledavanje i prezentaciju  
nekretnina,

prikupljanje i provjeru sve  
potrebne dokumentacije za  
sklapanje pravnog posla,

upis vlasništva u zemljišnim  
knjigama,

pravno savjetovanje u svezi  
kupoprodaje nekretnine od  
strane naše pravne službe.

Poslovanje agencija koje djeluju u sklopu grupe OPATIJA NEKRETNINE usklađeno je sa novim Zakonom o posredovanju u prometu nekretnina Republike Hrvatske te posjedujemo licencu za rad.

Reg No.: 56/2015

## Listing details

### Common

Title:	Novalja/Pag, ekskluzivan stan na 2.katu
Property for:	Sale
Property area:	72 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	312,000.00 €
Updated:	Nov 04, 2024

### Condition

Built: 2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency: A

### Parking

Number of parking spaces: 2

## Description

Description:

Exclusive Apartment in Novalja on the Island of Pag – Stylish Living with Breathtaking Sea Views This spacious apartment, with a living area of 72.39 m<sup>2</sup>, is located on the second floor of a high-quality new building, offering an unparalleled living experience on the idyllic island of Pag. The modern and luxurious design combines ultimate comfort with an unforgettable view of the azure sea and the picturesque town. Layout and Features Living Room: Spacious, light-filled living room seamlessly connected to the dining area and kitchen – ideal for relaxing evenings or social gatherings. Kitchen & Dining Area: The open kitchen is modern and adjacent to the dining area, perfect for enjoying and gathering together. Bedrooms: Three cozy bedrooms offer plenty of space and privacy for family and guests. Bathroom and Guest WC: An elegant bathroom and a separate guest WC provide the highest level of comfort. Terraces: Two covered terraces offer a spectacular panoramic view of the sea and town, while the uncovered terrace is perfect for sunbathing. High-Quality Construction and Features This exclusive apartment impresses with excellent construction quality and state-of-the-art equipment: Insulated facade and triple-glazed windows for perfect thermal and sound insulation Daikin air conditioning for a comfortable indoor climate all year round Electric shutters for convenience and privacy High-quality ceramic tiles for timeless elegance Security door for added peace of mind Connection to city water and an environmentally friendly bio-septic system Location and Surroundings Just 650 meters away, you'll find a beautiful, unspoiled beach – ideal for relaxing days by the sea. Enjoy the proximity to nature and the authentic charm of the island of Pag, with its quaint alleys, charming restaurants, and pristine beaches. Conclusion This fully furnished and exclusively equipped apartment offers a rare opportunity to experience the Mediterranean lifestyle in a luxurious and comfortable setting. The perfect retreat for those seeking something special! Make your dream of owning a home on Pag come true – viewings available by appointment. Sales Price: €312,000 + 3.75% agency commission (incl. VAT). More exclusive property listings can be found on our website: <https://mydalmacia.de/> Viewings and Additional Information: Property viewings are available anytime after signing the brokerage agreement. We offer full support throughout the purchase process in both English and Croatian. Take advantage of this opportunity and secure an exclusive property on the Croatian coast. Location details are available exclusively to registered clients. Important Note: Viewings are only possible after signing the brokerage agreement, in compliance with the Data Protection Act and the Real Estate Brokerage Act, ensuring the owner's protection. Contact us for a personalized consultation! ID CODE: 2300-10877

## Additional contact info

Reference Number: 679469  
Agency ref id: 2300-10877

Contact phone: 0049 170 4837024