



## House Novalja, 310m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,631,816.66

### Elhelyezkedés

Ország:	Croatia
Állam/Régió/Tartomány:	Licko-Senjska Zupanija
Város:	Novalja
Feladta:	2026. 04. 07.

Leírás:

Location: Ličko-senjska županija, Novalja, Novalja.

### NEW IN OFFER!!

Unique property in Novalja on the island of Pag.

A fully furnished and equipped exclusive villa with a swimming pool is for sale in a prestigious location just 250 meters from the sea and the famous sandy beach of Babe.

Built on a plot of 780m<sup>2</sup> and has a calculated living area of 310m<sup>2</sup>.

The interior of the villa exudes luxury spread over two floors.

On the ground floor there is a spacious modern Heacker kitchen with a pantry, which is equipped with modern Liebherr and Bosch appliances in a minimalist open-type design with a kitchen island, and connected to the dining room and living room.

The dining room is illuminated by natural light thanks to large glass windows overlooking the outdoor area and the pool, providing a warm and inviting atmosphere for family gatherings.

The living room is of the OpenSpace concept and is located right next to the dining room.

It is equipped with an open fireplace, comfortable sofas, a large SMART TV and elegant details, making it an ideal space for relaxation and socializing.

A large glass wall connects the interior with the outdoor terrace, sundeck and XL swimming pool, creating a harmonious flow between indoor and outdoor living.

There is also a modern bathroom, which is easily accessible from all parts of the ground floor.

The spacious extension of the living room can be a playroom or a space for entertainment and relaxation,



with a corner for children or recreational activities such as billiards, table football or a SMART TV with Playstation.

An additional value is in the internal storage room - utility room and laundry room.

The ceiling height on the ground floor is an impressive 3m.

Upstairs there are four bedrooms, all designed as en-suites, meaning each room has its own entrance hall and each room has its own private bathroom, ensuring comfort and intimacy. The rooms are spacious, with large king-size beds, SMART TVs, wardrobes and large sliding glass walls that let in plenty of natural light. The rooms open onto a luxurious terrace with a beautiful view of the sea or the surrounding nature. Perfect for relaxing with your morning coffee or evening cocktails, while enjoying the view of the sun setting over the island. An added value is the multipurpose room upstairs that can potentially be used as a sauna.

## ARCHITECTURAL DESCRIPTION:

- building plot approx. 750m<sup>2</sup>, 310m<sup>2</sup> gross building
- detached two-storey building
- modern minimalist architecture
- four bedrooms with private bathrooms
- large glass walls in XXL format
- additional guest bathroom
- high ceilings 3m
- suspended ceilings in Knauf technique
- preparation for an open fireplace in the living room
- floating staircase in monoblock design paved with marble

## POOL

- large XXL format pool 10m x 4m net
- heated pool with heat pump
- Spanish glass ceramic tiles in the pool
- large sunbathing area over 100m<sup>2</sup> paved with first-class marble
- easy access to the comfortable pool engine room

## GAR-private parking for 4 cars

- greenery
- preparation for large-format designer barbecue
- large-format designer pavers with hidden oil sumps
- large pedestrian entrance portal with intercom and camera
- automatic electric door for the car entrance

## ELECTRONICS, UNDERFLOOR HEATING, VIDEO SURVEILLANCE:

- electric aluminum shutters throughout the building
- Vimar electrical switches and sockets
- preparation for charging electric cars in private parking up to 11KW
- wi-fi and cable network throughout the house
- underfloor heating wi-fi Danfoss in the living room and bathrooms
- full video surveillance of the building with 8 HD cameras and wi-fi access
- platform for external air conditioners separated from the building for noise and vibration isolation

## -TOP MATERIALS USED IN CONSTRUCTION:



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- Unitherm brick
  - Schuco glass walls in aluminum,
  - LowK thermal insulation glass, tempered or laminated safety glass
  - 10cm thick thermal insulation facade
  - waterproof concrete for all concrete structures
  - Sika waterproofing
  - independent electricity and water installations in each room
  - water-drainage installations in Geberit super-silent technology
  - inverter air conditioners cooling-heating Daikin
  - central boiler 300lit for hot water preparation

#### BATHROOMS:

- Villeroy&Boch sanitary ware
- thermostat faucets Hansa with tropical shower
- Geberit pre-wall elements
- electric underfloor heating with additional installations for radiators
- Huppe and Duscholux showers
- porcelain tiles walls-floors in XL format 120cm\*120cm

#### KITCHEN: DEN:

- Hacker open kitchen with a kitchen island and additional storage
- Liebherr - Bosch built-in appliances

#### ROOMS:

- large-format solid wood oak parquet floors in bedrooms and hallways
- internal door with hidden hinges and magnetic closure

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### Gyakori

Hálósobák:	4
Fürdőszobák:	1
Kész négyzetméter:	310 nm

### Room details

Total rooms:	5
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### Building details

Outdoor Amenities:	Pool
Emeletek száma:	2



## Rental details

Furnished: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/XZOA-T2300/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XZOA-T2300/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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