



## NOVALJA, POTOČNICA - Luxury villa on a beautiful property



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 1,799,000

### Location

Country: Croatia  
State/Region/Province: Licko-Senjska Zupanija  
City: Novalja  
Posted: Feb 24, 2024  
Description:  
Location: Ličko-senjska županija, Novalja, Potočnica.

### NOVALJA, POTOČNICA - Luxury villa on a beautiful property

280m2: 10 guests, 3 bedrooms, 3 bathrooms, 4 toilets, heated pool, jacuzzi, sauna, gym, parking, 900m2 garden. If you want to experience real outdoor living, this villa is the place to do it. It is located on an exclusive estate in the immediate vicinity of Novalja, it is decorated to a high standard, in bright and colorful shades and offers wonderful extras, such as a large heated swimming pool, an outdoor living room with a large TV screen, a summer bar and much more, the beach is in nearby, and the villa offers a wonderful view of the sea. The villa can accommodate 8 guests in 3+1 bedrooms. Three double rooms have a king-size bed, luxurious Ralph Lauren bedding, a private bathroom lined with onyx marble with a separate shower cabin, and access to a balcony or terrace. An additional fourth bedroom has a sofa bed. The master bedroom has an additional luxurious walk-in closet and a terrace with a sea view. Step through the panoramic glass doors onto your private deck and enjoy your own outdoor home. The outdoor dining area provides a pleasant place to enjoy your meal while watching the sunset over the island of Pag, there is nothing better than the smell of a warm sea breeze. The courtyard contains a summer bar with an ice machine and barbecue, and an outdoor shower that will refresh you before swimming in the pool. The indoor and outdoor spaces are beautifully combined, whether you wander through the landscaped Mediterranean garden or swim in your private pool, you are offered complete privacy. The modern lifestyle continues inside the villa, with tiled floors, onyx walls, modern paintings





and contemporary furniture. The spacious open plan living room has a designer leather sofa, Artemide ceilings, Samsung plasma TV and Bose® surround sound system. The clean-lined kitchen is fully equipped with Bosch kitchen appliances. Wine bar or so-called relaxation room with a rich selection of premium wines, automatic cooling system, teak shelves and LED lighting. This villa is a great investment and has a good job. An annual income of more than 100,000 euros can be achieved. It is rented at an average price of EUR 1,250.00 per day, and it is rented for 4 months of the year. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

ID CODE: 27530

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## Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	280 sq m

## Room details

Total rooms:	4
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## Building details

Outdoor Amenities:	Pool
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## Rental details

Furnished:	Yes
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/IOUL-T14487/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/IOUL-T14487/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	476536
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