



## listing



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 782,953.82

### Localização

Country:	Croácia
State/Region/Province:	Licko-Senjska Zupanija
Cidade:	Karlobag
Adicionado:	21/03/2024

#### Informação adicional:

New exclusive villa with swimming pool in Stara Novalja, Pag peninsula.

It belongs to a new complex under construction.

The villa of 350 sq.m. consists of a ground floor and an upper floor with a swimming pool and garden of 300 sqm.

On the ground floor we find three bedrooms, each of which has its own bathroom with access to a spacious terrace.

On the first floor we find a guest toilet, open space living area with kitchen and dining room with access to the terrace and swimming pool.

The total area of the ground floor is 143.50m2 and 245m2 on the first floor.

The villa is under construction, the planned completion of construction and occupancy is expected in the last quarter of 2023.&nbsp;

#### Equipment and materials:

- Pvc/aluminum carpentry in anthracite color with sliding and wing system
- Demit facade with a total thickness of 10 cm
- Class A energy certificate
- Facade color white/terracotta
- Facade artistically finished
- Tiles in apartments 120x60 and/or 60x60
- Entrance doors to apartments fireproof (F 30) and anti-burglary height 210 cm
- White room door with rough structure 210 cm high and two-part handle



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- Multi-layer parquet suitable for underfloor heating approx. 180x15 cm
  - Underfloor heating - Smart management with the option of upgrading the system
  - Video surveillance of the building
  - Alarm system
  - Communication wardrobe
  - Glass fence with a concrete parapet 50 cm high
  - Designer inner fence
  - Hanging designer shells without double edges, antibacterial
  - Built-in cistern flush with the wall
  - Glass screen made of safety glass
  - Designer tiles in black or chrome color
  - Walk in shower
  - Built-in shower faucet with rose
  - Tiled swimming pool - INFINITY
  - Parking spaces for 3 vehicles
  - Horticulture&nbsp;

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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## Comum

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	350 m <sup>2</sup>
Tamanho do lote:	300 m <sup>2</sup>

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/ZLWS-T1263/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T1263/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-22456



# IMLIX

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<https://www.imlix.com/pt/>

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