



listing

Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,450,563.63

Konum

Ülke:	Croatia
Eyalet/Bölge/ Şehir:	Zadarska Zupanija
Şehir/İlçe:	Zadar
Yayınlandı:	19.08.2026

Açıklama:

For sale is a beautiful two-story house with a total area of 415 m², located in the first row to the sea on a plot of 1,064 m² in Stara Novalja, Pag island.

The property offers direct sea access and panoramic views, making it an exceptional investment or private residence.

The house consists of three (or potentially four) apartments.

The ground-floor apartment measures 150 m² and includes an entrance hallway, living room, kitchen and dining area, three bedrooms, two bathrooms, and a terrace.

The first apartment on the upper floor is 90 m² and features an entrance hallway, living room, kitchen and dining area, two bedrooms, a bathroom, and a large terrace.

The second upper-floor apartment is also 90 m², comprising an entrance hallway, living room, kitchen and dining area, two bedrooms, a bathroom, and a balcony.

Additional features include a laundry room, a large cellar, a terrace, a garden, and covered parking with four spaces.

On the plot, there is also an auxiliary building converted into a luxury studio apartment, consisting of a living room with kitchen and bathroom.

Large glass walls ensure abundant natural light throughout the day and offer unobstructed views of the sea.



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The property is situated in a quiet location, just 5 meters from the sea, making it ideal for holiday rentals, private use, or investment purposes. The house has southwest orientation and features central heating with a boiler as well as air conditioning. The energy certificate is A+.

This first-row seaside property in Stara Novalja combines modern living, direct sea access, and excellent rental or investment potential on the Croatian coast.

Small pier is in front of the property.

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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.

Property advantages: Garden, Modern

Genel Bilgiler

Yatak odası:	7
Banyo:	5
Bitmiş metrekare:	415 m2
Arazi Büyüklüğü:	1064 m2

Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si: http://www.arkadia.com/ZLWS-T3251/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-lb-bl15123

