



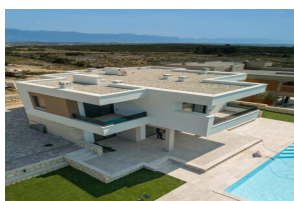
## Croatia, Novalja, Island of Pag - Luxury Villa with Panoramic Sea View

EUR 970.000,00



### Property details

Type:	House
Bedrooms:	5
Land included:	710
Size:	239
Built:	2024



## Description

### LAYOUT

#### GROUND FLOOR:

The ground floor of this luxury villa features a spacious living area with a fireplace, creating a cozy atmosphere and providing a perfect space for relaxation and socializing. The open-concept kitchen and dining area seamlessly connect with the outdoor space, while the 40 m<sup>2</sup> terrace offers a panoramic sea view. This floor also includes a luxurious bathroom with a sauna for complete relaxation.

#### FIRST FLOOR:

The first floor consists of four main bedrooms, each with its own bathroom and balcony. Each bedroom is designed to ensure privacy and comfort, while modern heating and cooling systems maintain a pleasant climate throughout the year. The balcony, offering stunning views of the sea, is perfect for enjoying morning coffee or unwinding at sunset.

#### EXTERIOR AND AMENITIES:

The exterior of this villa is designed for enjoyment. The spacious yard includes a swimming pool complex (9 x 4 meters), a sun terrace, and a covered terrace, allowing you to fully embrace the Mediterranean environment. There is also an outdoor shower, a barbecue area, and private parking for several vehicles. The garden is meticulously landscaped with Mediterranean plants and an automatic irrigation system.

#### MODERN AND SMART PROPERTY:

The villa is energy-efficient, with an energy class A certificate, and is equipped with a smart home system that allows for remote control of blinds, air conditioning, and other functions. Modern PVC windows, mosquito nets, and automated blinds provide functionality and durability, while high-quality ceramics adorn the flooring.

For added security, the property is equipped with a video surveillance system and remote-controlled intercoms. The ownership is clear and without encumbrances, and all utilities are provided.

This luxury villa, built in 2024, is ready for occupancy and awaits its new owner to enjoy its sophistication and top-tier comfort.