



## Pag, Novalja &#8211; Modern Townhouse with Garden and Sea View - Just 200 m from the Beach

EUR 481.545,00

### Property details

Type:	House
Bedrooms:	3
Size:	117 m <sup>2</sup>
City:	Pag, Novalja
Built:	2021



## Description

The building is newly constructed and of excellent quality. Thanks to its perfect position, it is located near Vrtić and Lokunje beaches and offers a wonderful sea view.

### Layout:

- Ground floor: entrance, storage, guest WC, spacious living room with kitchen and dining area in open concept, connected to a covered terrace and garden (85.28 m<sup>2</sup>) with a built-in stone grill.
- First floor: two comfortable bedrooms, modern bathroom, and a covered balcony.
- Basement (57.76 m<sup>2</sup>): suitable for a wine cellar, wellness, playroom, or additional bedrooms.

Total area: 117.45 m<sup>2</sup>, including two private parking spaces and the garden.

### Additional info:

- New construction
- Energy certificate: A+
- Excellent location - 200 m to the beach, 500 m to the town center
- All necessary amenities nearby