

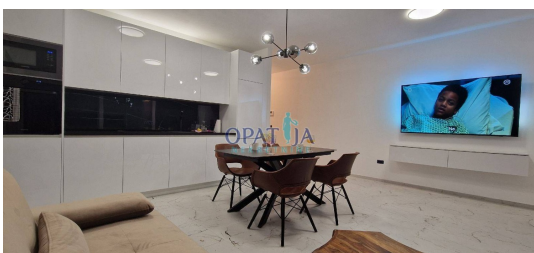
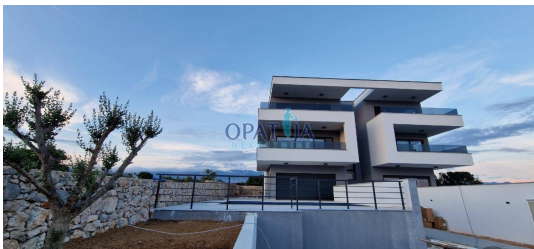
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	04233
Location :	Novalja
Building size :	72 m2
Garden size :	0.00 m2
Floor :	2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	a
Year of construction :	2023

Price : 312.000 €

Exclusive Apartment in Novalja on the Island of Pag – Stylish Living with Breathtaking Sea Views

This spacious apartment, with a living area of 72.39 m², is located on the second floor of a high-quality new building, offering an unparalleled living experience on the idyllic island of Pag. The modern and luxurious design combines ultimate comfort with an unforgettable view of the azure sea and the picturesque town.

Layout and Features

Living Room: Spacious, light-filled living room seamlessly connected to the dining area and kitchen – ideal for relaxing evenings or social gatherings.

Kitchen & Dining Area: The open kitchen is modern and adjacent to the dining area, perfect for enjoying and gathering together.

Bedrooms: Three cozy bedrooms offer plenty of space and privacy for family and guests.

Bathroom and Guest WC: An elegant bathroom and a separate guest WC provide the highest level of comfort.

Terraces: Two covered terraces offer a spectacular panoramic view of the sea and town, while the uncovered terrace is perfect for sunbathing.

High-Quality Construction and Features This exclusive apartment impresses with excellent construction quality and state-of-the-art equipment:

Insulated facade and triple-glazed windows for perfect thermal and sound insulation

Daikin air conditioning for a comfortable indoor climate all year

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round

Electric shutters for convenience and privacy

High-quality ceramic tiles for timeless elegance

Security door for added peace of mind

Connection to city water and an environmentally friendly bio-septic system

Location and Surroundings Just 650 meters away, you'll find a beautiful, unspoiled beach – ideal for relaxing days by the sea. Enjoy the proximity to nature and the authentic charm of the island of Pag, with its quaint alleys, charming restaurants, and pristine beaches.

Conclusion This fully furnished and exclusively equipped apartment offers a rare opportunity to experience the Mediterranean lifestyle in a luxurious and comfortable setting. The perfect retreat for those seeking something special!

Make your dream of owning a home on Pag come true – viewings available by appointment.

Sales Price: €312,000 + 3.75% agency commission (incl. VAT).

More exclusive property listings can be found on our website: <https://istria-adria.com/>

Viewings and Additional Information: Property viewings are available anytime after signing the brokerage agreement. We offer full support throughout the purchase process in both English and Croatian.

Take advantage of this opportunity and secure an exclusive property on the Croatian coast. Location details are available exclusively to registered clients.

Important Note: Viewings are only possible after signing the brokerage agreement, in compliance with the Data Protection Act and the Real Estate Brokerage Act, ensuring the owner's protection.

Contact us for a personalized consultation!