



## Land Novalja, 1.772m<sup>2</sup>

### اطلاعات مشاور املاک

نام: ArKadia

نام شرکت:

کشور: United Kingdom

تلفن ثابت:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### توضیحات آگهی

آگهی برای:

فروش  
USD 770,225.79

قیمت:

### اطلاعات مکانی

کشور:

Croatia

استان:

Licko-Senjska Zupanija

شهر:

Novalja

تاریخ آگهی:

2024/10/17

توضیحات:

Location: Ličko-senjska županija, Novalja, Novalja.

**NEW OFFER!**

A plot of land measuring 1,772 m<sup>2</sup> is for sale in the first row to the sea on Babe Beach in Novalja.

The land is located in an excellent position right on the beach, with access to the parcel via a road.

The site offers a beautiful view of the bay.

All necessary infrastructure is nearby.

Within the organized beach of Babe Bay, accompanying facilities (hospitality, social-entertainment, recreational, and commercial facilities, changing rooms, surface arrangements, and recreational equipment installation, sanitary facilities, storage for equipment, etc.) can be accommodated, with the total built-up area of the structures not exceeding 10% of the beach area, with a maximum area of 700 m<sup>2</sup> of built-up space in one or more structures, individual areas of up to 120 m<sup>2</sup>, height of the ground floor, P = 4.0 m.

For the organized beach of Babe Bay, in the zone of 150 m from the coastline, the following is allowed:

Construction and arrangement of a water park under the following conditions:



# IMLIX

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Minimum area of intervention: 4,500 m<sup>2</sup>

All water park facilities (slides, pools, auxiliary facilities, etc.) must occupy a maximum of 40% of the intervention area

At least 30% of the intervention area must be arranged as green space

Maximum height of accompanying structures: ground floor or 4 m; maximum height of slides: 12 m

Minimum width of the access road is 4.5 m

Parking needs must be satisfied on the parcel according to the standards in Article 71 of these Regulations.

This gravel beach is located in a shallow bay at the northwestern edge of Novalja on the island of Pag. It is the shallowest and warmest among the beaches in Novalja, making it suitable for families with children, swimmers, non-swimmers, and the elderly. The beach can be reached on foot from Novalja with a leisurely 15-minute walk along the sea or by car, which can be parked in a nearby lot. The beach is surrounded by a pine forest, which adds special charm and much-needed shade. There are restaurants and cafés where you can take shelter from the sun or refresh yourself. The beach is ideal for all ages, with plenty of space for everyone, and it sees high visitor numbers.

**OWNERSHIP IS IN ORDER.**

For more information, please inquire.

ID CODE: 300411007-166

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**اطلاعات عمومی**

فوت مربع تمام شده:

1772 متر

**Lease terms**

Date Available:

**اطلاعات تکمیلی**

آدرس اینترنتی وب سایت:

[http://www.arkadia.com/XZOA-T1432/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XZOA-T1432/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

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IMLIX ID:



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