



## Stunning 2 Bed Tiber Villa For Sale in Novalja Pag Island



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 121,900

### Localização

Country:	Croácia
Address:	Dabovi stani 53291
CEP:	53291
Adicionado:	04/07/2024

Informação adicional:

Stunning 2 Bed Tiber Villa For Sale in Novalja Pag Island Croatia

Esales Property ID: es5554220

Property Location

PAG, Dabovi stani 69,

53291,

Novalja,

Croatia

Property Details



## Immerse Yourself in Sustainable Luxury: Your Dream Home Awaits in Novalja, Croatia

Imagine owning a high-end, sustainable timber home nestled within a captivating concept village in Novalja, Croatia. This isn't just a dream; it can be your reality. This exceptional property offers the perfect blend of luxurious living, eco-conscious design, and an unparalleled range of amenities, all within a vibrant community setting.

### Your Sustainable Sanctuary

The home itself boasts a generous 44 square meters of interior living space, seamlessly complemented by a sprawling 67-square-meter terrace (gross). Timber frame construction forms the core of the structure, ensuring both strength and a connection to nature. Eco-friendly wood fiber insulation ensures optimal thermal regulation, keeping you comfortable year-round.

### A Facade that Captures the Essence of Nature

The home's exterior is clad in white burnt wood, a technique known as Yakisugi. This traditional Japanese method not only creates a unique and captivating aesthetic but also enhances the wood's natural resistance to the elements. Imagine the timeless beauty of wood, naturally preserved and showcasing its inherent color and texture, free from any chemical treatments.

### Crafted with Quality and Sustainability in Mind

Every detail of the home reflects a commitment to quality and sustainability. Bsh, Kwh, and Swp structural timber wood frame construction ensures a durable and robust structure. Swp Nordic Spruce walls, a highly breathable and long-lasting material, form the core of the interior. Underfoot, a combination of Montblanc cemher micro cement in the bathroom and 3-layer hardwood parquet flooring in all other rooms provides both style and functionality. High-performing eco-friendly cellulose fiber insulation ensures optimal thermal comfort and energy efficiency.

### Beyond Your Doorstep: A Village Designed for Your Every Need

Step outside your door and enter a world of convenience and endless possibilities. The concept village offers a plethora of amenities, ensuring you have everything you need at your fingertips. Relax and unwind by the heated pool, grab a coffee at the on-site cafe, or indulge in a delicious meal at the beach club restaurant. Need to stay connected? The co-working space provides the perfect environment to get things done. Explore the on-site food market and zero-waste store for all your culinary needs, or recharge your electric vehicle at the convenient charging station. Feeling creative? The showroom concept store offers endless inspiration, and the vitality room provides the perfect venue for events and workshops. Let the little ones loose in the dedicated playground, or enjoy some quality family time on the beach, accessible by boat mooring. Open 365 days a year with 24/7 security and reception services, this village truly caters to your every need.

Owning this sustainable timber home in Novalja's concept village is more than just acquiring a property; it's embracing a lifestyle focused on luxury, environmental responsibility, and a vibrant community spirit.



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This is your opportunity to live life to the fullest, surrounded by beauty and endless possibilities.

## ABOUT THE AREA

Nestled on the northwestern tip of the island of Pag in Croatia lies the vibrant seaside town of Novalja. This captivating destination has transformed itself from a sleepy fishing village into a haven for sun-seekers, partygoers, and adventure enthusiasts alike. Novalja boasts a stunning natural backdrop, with crystal-clear turquoise waters lapping at its shores and dramatic cliffs framing the coastline. Spend your days soaking up the sunshine on pristine beaches like Zrće Beach, renowned for its lively atmosphere and crystal-clear waters. For a touch of adventure, explore hidden coves accessible only by boat or kayak, and discover secluded spots where you can unwind in tranquility.

Beyond its stunning beaches, Novalja caters to a diverse range of interests. History buffs can delve into the town's rich past by exploring the ruins of ancient Roman settlements or visiting nearby historical sites on the mainland. For those seeking a taste of local culture, wander through the charming town center, where traditional stone houses line narrow streets. Sample the region's delectable cuisine at cozy restaurants and cafes, savoring fresh seafood dishes and sipping on local wines. In the evenings, Novalja transforms into a lively hub, with trendy bars and open-air clubs pulsating with energy. Whether you're seeking a relaxing getaway or an action-packed vacation, Novalja offers something for everyone.

Novalja's location on the island of Pag makes it a perfect base for exploring the wonders of the region. Embark on day trips to nearby towns and villages, each with its own unique charm and character. For a touch of adventure, venture inland and discover the island's dramatic landscapes. Hike through rolling hills dotted with olive groves and vineyards, or explore hidden caves that whisper secrets of the past. Novalja offers the perfect blend of relaxation, cultural exploration, and exciting adventures, ensuring an unforgettable Croatian experience.

## MAiN FEATURES:

- \* 67m2 of living space
- \* 2 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* Eco-Friendly construction
- \* Holiday Village
- \* Timber Lodge
- \* Detached Villa
- \* Beach location
- \* Sea View



- \* Heated Communal Swimming pool
- \* Beach Club/Restaurant

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## Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	67 m <sup>2</sup>

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: [https://www.youtube.com/embed/uFcP6VJQ91Y?v  
ersion=3&rel=1&showsearch=0&showinfo=1&iv\\_1  
oad\\_policy=1&fs=1&hl=en-  
GB&autohide=2&wmode=transparent](https://www.youtube.com/embed/uFcP6VJQ91Y?v%3Fversion=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent)

## Contact information

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