



Baerz & Co

LUXURY HOMES

INTERNATIONAL



PROPERTY BROCHURE





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INTERNATIONAL

by

Baerz & Co

LUXURY HOMES

NOVALJA

CROATIA

€2,400,000



# NOVALJA

CROATIA



by  
**Baerz & Co**  
LUXURY HOMES

VRAAGPRIJS

€2,400,000

Soort woonhuis

Villa

Woonoppervlakte

700 m<sup>2</sup>

Perceeloppervlakte

1300 m<sup>2</sup>





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# NOVALJA

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## CROATIA

### INDELING

Aantal kamers	8
Aantal slaapkamers	8
Aantal badkamers	8







A modern, minimalist living room with warm lighting. The room features a large, brown leather sofa in the foreground. In the background, there is a large flat-screen TV mounted on a light-colored wall, a wooden coffee table, and a leather armchair. The ceiling has several recessed lights, and the walls are a neutral tone. A small fireplace is visible on the left wall.

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# NOVALJA

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## CROATIA

### OMSCHRIJVING

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Novalja, two luxury villas categorized as 5\* with a surface area of 350 m2 with yards of 650 m2, newly built in 2020, built on two floors within the resort. Ideal as an investment to continue a successful business.

Ground floor: kitchen with dining room, living room, bathroom, playroom and boiler room. Floor: 4 bedrooms with 4 bathrooms and 4 balconies. In the courtyard of the house there is an outdoor heated pool and jacuzzi, as well as a barbecue and an outdoor shower. Each house has an indoor sauna, a fireplace in the living room...

TECHNOLOGY: the houses are smart (controlled by the app), each room has a SMART TV, a SMART TV in the living room and the game room, the game room has a PlayStation and a pool table, underfloor heating in the bathrooms and a Daikin air conditioning system, video surveillance and an alarm, the house has lifting sliding walls, electric blinds and blinds, LED lighting, microwave, wine bar...

MATERIALS: furniture combined with walnut wood, parquet floor, staircase combined with glass, Brač stone and wood and LED lighting, interior carpentry: veneered doors with hidden hinges, details in the house are covered with Brač stone, terraces are covered with decking, external glass fences, each house is surrounded by a fence (complete user privacy)...

All other information on request.



















A modern interior space featuring a wooden staircase with a glass railing on the left. In the center, a wooden dining table is set with plates and glasses, surrounded by black chairs. To the right, a kitchen area with a dark countertop and wooden cabinets is visible. The space is characterized by dark, minimalist architectural elements and warm lighting.

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A modern dining room interior featuring a long wooden dining table set for six with white plates, glasses, and cutlery. Black chairs are tucked under the table. In the background, a kitchen with dark cabinetry and a wooden island is visible. A staircase with a glass railing leads to an upper level. The room is lit by several black, teardrop-shaped pendant lights and a recessed light strip on the ceiling.

by

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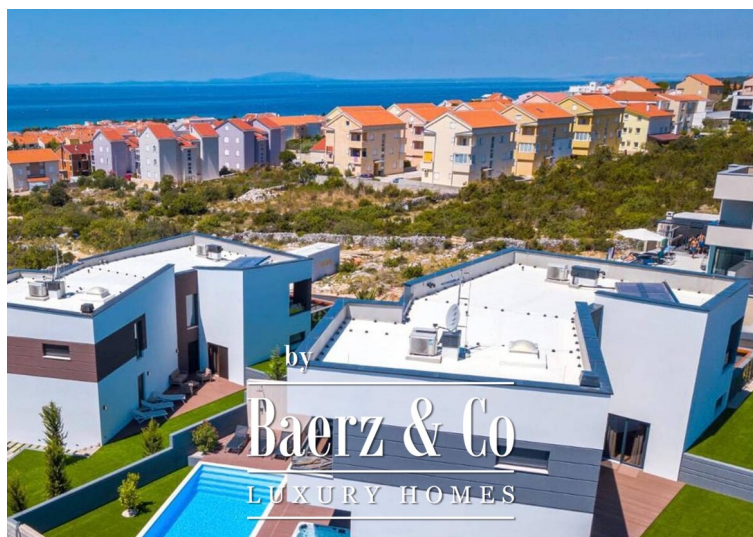
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