

# NOVALJA

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**NOVI PROJEKTI - NEW PROJECTS**

**33 APARTMANA  
APARTMENTS**

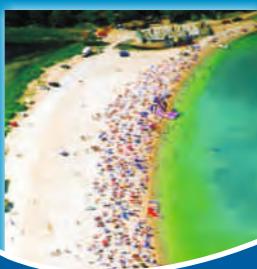


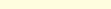
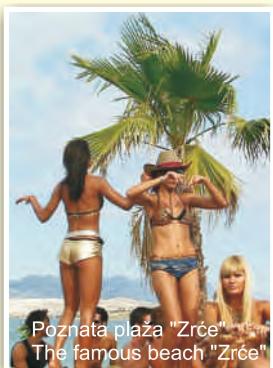
**PRODAJA APARTMANA NOVALJA - GAJ**  
**APARTMENTS FOR SALE NOVALJA - GAJ**

**VARJAČIĆ** d.o.o.  
Krapina, Bregovita 13

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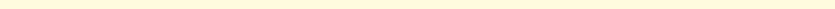


Novalja se nalazi na otoku Pagu i turističko je središte otoka. Novalja i otok Pag mjesa su u kojima se mediteranski ugođaj osjeća na svakom koraku, a gosto-ljubivost domaćih ljudi jedan je od najvažnijih razloga zbog čega nam se gosti uzastopno vraćaju.

Novalja je poznata kao mjesto brojnih specifičnosti, prvo i osnovno i većini turista najzanimljivije su svakako novaljske plaže. Osim plaže, Novalja svojim gostima nudi druge brojne sadržaje i široku paletu ponude, tako da odmor možete provesti na način koji vam najbolje odgovara. U Novalji svatko može naći svoj kutak koji će mu obogatiti dane provedene ovđe.

Dok će oni skloniji mirnijem tipu provođenja odmora svoje trenutke provesti u šetnjama lijepim i opuštajućim krajolikom oni koji preferiraju aktivnije provođenje odmora i bavljenje sportovima pronaći će također svoj kutak na nekoj od brojnih lokacija koje nude takve sadržaje. Mladima je Novalja posebno zanimljiva zbog svoje sada već naširoko poznate zabave i klubova. Dodlje, opustite se i odmorite, zabavite se i sačuvajte djelić Novalje i Paga za sebe i svoju obitelj odabrom naših apartmana za drugi dom.

# Novalja



Novalja is situated on the island of Pag and it is the main touristic centre of the island. Novalja and the island of Pag are places where you can feel the mediterranean on every step. The hospitality of the domestic people is one of the main reasons why our guests keep coming back every year.

Novalja is a place of many specificities, in first place and to tourist most attractive are the beaches of Novalja. Beside the beaches, Novalja offers to its guests many other possibilities, so you can spend your vacancies in the way you like. In Novalja everybody can find a place for himself and enrich his stay.

If you want to spend your holidays calmly, away from the daily noise and stress, you can do so, taking walks thru the calming and relaxing landscapes. On the other side, people who want an active holiday can choose between lots of venues offering sports, entertainment and fun. Novalja is very attractive for young people, because of its well known nightlife. Come, relax, have a good time and keep a piece of Novalja and Pag for you and your family by choosing one of our apartments for your second home.

## ZAŠTO KUPITI APARTMAN OD PODUZEĆA VARJAČIĆ d.o.o.?



Poduzeće Varjačić d.o.o., Krapina, samo u zadnjih sedam godina u Novalji je izgradilo i prodalo više od 300 apartmana što je dokaz pozitivnog omjera kvalitete, cijene, dogovorenih rokova i što je najvažnije urednih dokumenata odnosno - UPORABNIH DOZVOLA koje garantiramo i ishođujemo za sve naše projekte. Kao kupci sami ste svjesni da na tržištu u današnje vrijeme ima svakojakih proizvoda - apartmana, stanova i sl., ali upravo zahvaljujući kvaliteti gradnje i korištenim vrhunskim materijalima, te pridržavanjem projekata sukladno građevinskim dozvolama i neprestanim praćenjem zakonskih propisa u vrlo kratkom vremenu postali smo najveći investitor na području Novalje. Pošto smo trenutno vlasnici velikih parcela na području Novalje i dalje nastavljamo rad na novim projektima sa kapacitetom izgradnje 40-50 apartmana godišnje.

Stoga kroz cijelu godinu nudimo nove projekte.

Naravno - svojim kupcima dajemo garanciju na izvedene radove, te pružamo mogućnost kupnje apartmana i na KREDIT.

Obratite nam se s povjerenjem, provjerite zašto su svi naši apartmani prodani velikim dijelom unaprijed u gradnji i što prije pronađite svoje mjesto pod suncem, svoj drugi dom.

### Neki od izgrađenih i prodanih objekata



### DOBRO ULOŽEN NOVAC

Česte su prognoze velikog porasta cijena nekretnina na Jadranu (vrijedi za nekretnine s urednom dokumentacijom), a pogotovo u Novalji koja je top turistička lokacija.

Ulaskom u EU otvaramo se prema europskom i svjetskom tržištu kojem je Hrvatska obala iznimno interesantna zbog svojih prirodnih ljepota, geografskog položaja i novonastalih uvjeta cestovne povezanosti. Da li ćemo uskoro i u Novalji plaćati 3.500 eura/m<sup>2</sup> što se već dogodilo u Sloveniji?

Nedavnom promjenom zakona o gradnji i sukladno novim prostornim planovima sve je teže doći do dobre pozicije u blizini mora. Ograničenje veličina objekata, smanjenje izgradivosti broja apartmana na parceli i povećanje kvadrature minimalne parcele, te uvođenje novih naknada za investitore kao i svakodnevna inflacija nabavke materijala, te sve veći interes kupaca rezultira neprestanim povećanjem cijena nekretnina po m<sup>2</sup>. Uz korištenje, iznajmljivanjem vašeg apartmana možete još i dodatno zaraditi što znači da vaš novac nije samo pametno uložen već i iznimno investiran.

## WHY TO PURCHASE AN APARTMENT FROM COMPANY VARJAČIĆ d.o.o.?



Company Varjačić d.o.o., Krapina, has built and sold, only in the last 7 years, over 300 apartments, which is proof of a good proportion of quality, price and keeping the agreed terms, but most of all the regulated documentation - UTILISATION PERMIT - which we guarantee and regulate for all our projects. As potential buyers you are aware of the market and its offers of "all-kind" of real estate, but thanks to the quality of construction of the buildings and by using quality construction material and our adherence to the project according to the construction permit and our permanently keep up to the regulations of law, we became in shortest time, the leading investor in the area of Novalja. At this time we are owners of many construction parcels and we are continuing our work on new projects with a capacity of 40-50 apartments yearly.

That is why we are offering new projects during the whole year.

Of course, we give a guarantee to our clients and the possibility of buying the apartment thru a credit. Contact us and check out why the major part of our apartments is sold in advance during the construction and find your place beneath the sun - your second home.

### Samples of the built and sold buildings



### WELL INVESTED MONEY

The forecasts often say that there is going to be a high rise of prices on the Adriatic sea (concerning real estate with proper documentation), at most in Novalja as one of the most attractive tourist destinations.

By joining the European community the door to a new market will be opened where the Croatian coast is very interesting because of its natural beauty, geographical location and the new built traffic connections. **Are we soon going to pay 3500€/m<sup>2</sup> in Novalja, as it already had happened in SLO?**

The recently changed laws concerning construction in accordance with the new environment plans made it difficult to get a good position near the coast. The limitation of the size of the building, the decrease of the number of apartments that can be built on the parcel and the increase of the square meters of the minimal construction parcel, as well as an implementation of new fees for the investors and the everyday growing inflation of construction material supply as well as the growing interest of buyers have brought to an unstoppable increase of real estate prices per m<sup>2</sup>. Beside using the apartment yourself, you can rent it and get an extra profit what means that the money is not only well spent, but also very well invested.

## INTERIJERI / INTERIORS



## Tehnički opis



**TEMELJI** - amirano betonski,  
**ZIDOVİ** - opeka eko Međimurje 25 cm,  
   - Demit fasada, Porotherm Wienerberger prezidi,  
**MEĐUKATNA KONSTRUKCIJA** - amirano betonska,  
**POKROV** - isoflex varena izolacija, tervol-kamena vuna,  
   - bramac folija, tondach mediteran crijepl,  
**KROVNI PROZORI** - velux sa sjenitom,  
**OBRADA PROČELJA (FASADA)** - silikatna žbuka u boji, termo fasada  
**VANJSKA STOLARIJA, STUBIŠNA STIJENA**  
**I ULAZNA VRATA STUBIŠTA** - prvaklasna pvc stolarija 5 komora  
**PODOVI** - keramika I. klase,  
   - švicarski hrastov vodootp. lamlnat čvrstoće 31/ 8mm debljine,  
**STUBIŠTA** - inox (rostfrei) ograde, granit  
**SANITARIJE** - grohe, kolpa san  
**KLIMA UREĐAJI** - hlađenje + grijanje 3,7 KW,  
**PRIKLJUČCI** - satelitska TV, zemaljska TV,  
**DIMNJACI** - schiedel.  
**HIDRANTI**  
**UNUTARNJA STOLARIJA** - drvena stilска vrata,  
**ULAZNA VRATA U APARTMANE** - drvena stilска protuprovalna

## Technical data



**FOUNDATION** - ferro concrete  
**WALLS** - brick eko međimurje 25 cm  
   - Demit facade, - Porotherm Wienerberger partition  
**MEZZANINE CONSTRUCTION** - ferro concrete  
**ROOF** - isoflex isolation, tervol stone wool  
   - bramac foil, tondach roof tiles mediteran  
**ROOF WINDOWS** - velux with shade  
**FACADE** - silikat mortar in colour, termo fasade  
**WINDOWS, STAIRWAY WALL AND DOOR**  
   - 1st class PVC - 5 chambers  
**FLOORS** - 1st class tiles; in the rooms: high quality,  
   waterproof swiss laminateoak design 31/8 mm  
**STAIRWAYS** - inox (rostfrei) stairway fence, granite  
**SANITARY FACILITIES** - grohe, kolpa san  
**AIR CONDITIONING** - 3,7 KW cooling + heating  
**CONNECTIONS** - satelite TV + ground TV  
**CHIMNEYS** - Schiedel  
**HYDRANTS**  
**DOORS** - stylistic wooden doors  
**ENTRANCE DOOR** - stylistic wooden security door


**ABOUT THE APARTMENTS**

The apartments are situated in the nearer enviroment of the city of Novalja, aprox. A 10 minutes walk from the centre of Novalja, in the village, called Gaj. The buildings are 150-200 m from the sea. There are a lot of beaches near the apartment buildings. The new built promenade leads you right to the centre, while using your car, you can quickly come to any place in Novalja or its surroundings.

In each building are 11 apartments from 38-50 m<sup>2</sup>. In most of the apartments we have managed to make a perfect room plan. Two bedrooms, a living room with kitchen, a bathroom with toilette and a big terrace. The apartments in the ground-floor will have additional gardens (aprox. 25-100 m<sup>2</sup>) which will be charged according to agreement. From each apartment you have a beautiful view on the sea and the nearby islands.

We made great effort to create the enviroment of each building, by carefully choosing and planting mediterranean plants making the enviroment look warmer and more beautiful. Every apartment has its own parking space. By carefully picking the material, location and idea, we had the goal to built comfortable apartments to be able to provide our clients the pleasure of purchase and living.



## OPĆENITO O APARTMANIMA

Apartmani su smješteni u užem području grada Novalje u naselju Gaj na udaljenosti cca 10 min šetnjom od centra grada. Udaljenost objekata je 150-200 metara od mora. Apartmani se nalaze u blizini mnogih novaljskih plaža. Novoizgrađena šetnica uz more vodi vas do grada dok automobilom brzo možete stići do bllo kojeg odredišta u Novalji i okolicu.

U svakoj od 3 zgrade nalazi se po 11 apartmana veličine od cca 38 m<sup>2</sup> do 50 m<sup>2</sup>. Većini apartmana dobiven je odličan raspored prostorija s dvije odvojene spavaće sobe, dnevnim boravkom s kuhinjom, kupaonicom s WC-om i velikom terasom. Stanovi u prizemlju imati će i dodatne vrtove (cca 25-100 m<sup>2</sup>) koji će se definirati prilikom etažiranja i koji će se naplaćivati posebno prema dogovoru. Iz svakog apartmana pruža se pogled na novaljsko more i obližnje otoke.

Posebno je vođeno računa o okolišu svake zgrade koji je s izrazitom pažnjom uređivan. Zasađeno je mediteransko bilje i raslinje čineći tako zgrade ljepešne i topline. Svaki stan također ima parkirno mjesto i dovoljno ostalog slobodnog prostora.

Pažljivim biranjem materijala, lokacije i ideje s ciljem da izgradimo što prikladnije i komforntne stanove, budućim vlasnicima želimo pružiti maksimalan osjećaj zadovoljstva kupnje i stanovanja.

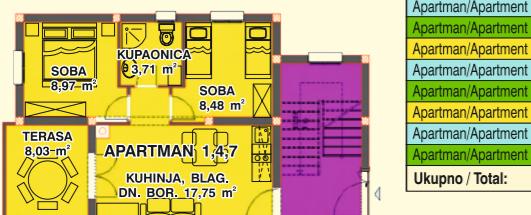




POGLED NA MORE / VIEW ON THE SEA

**Zgrada 1 / Building 1**

Površine i tlocrti apartmana / Surfaces (ground-plans) of the apartments

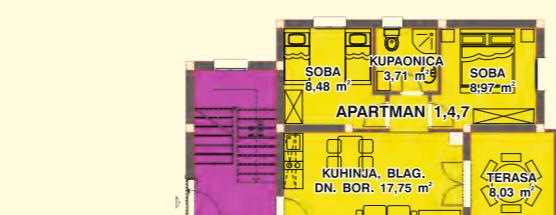
TLOCRT PRIZEMLJA, PREGOLOV I DRUGOG KATA  
GROUND FLOOR, FIRST AND SECOND FLOOR

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m <sup>2</sup> ) Floorsize(m <sup>2</sup> )	Korisna pov.(m <sup>2</sup> ) Effective size (m <sup>2</sup> )	Parking	Vrt Garden
Apartman/Apartment 1	priz./ground floor	46,94	42,93	DA / YES	44,00
Apartman/Apartment 2	priz./ground floor	48,26	46,25	DA / YES	75,00
Apartman/Apartment 3	priz./ground floor	48,26	46,25	DA / YES	77,00
Apartman/Apartment 4	1.kat/1.floor	46,94	42,93	DA / YES	NE / NO
Apartman/Apartment 5	1.kat/1.floor	48,26	46,25	DA / YES	NE / NO
Apartman/Apartment 6	1.kat/1.floor	48,26	46,25	DA / YES	NE / NO
Apartman/Apartment 7	2.kat/2.floor	46,94	42,93	DA / YES	NE / NO
Apartman/Apartment 8	2.kat/2.floor	48,26	46,25	DA / YES	NE / NO
Apartman/Apartment 9	2.kat/2.floor	48,26	46,25	DA / YES	NE / NO
<b>Ukupno / Total:</b>		<b>430,38</b>	<b>406,29</b>		

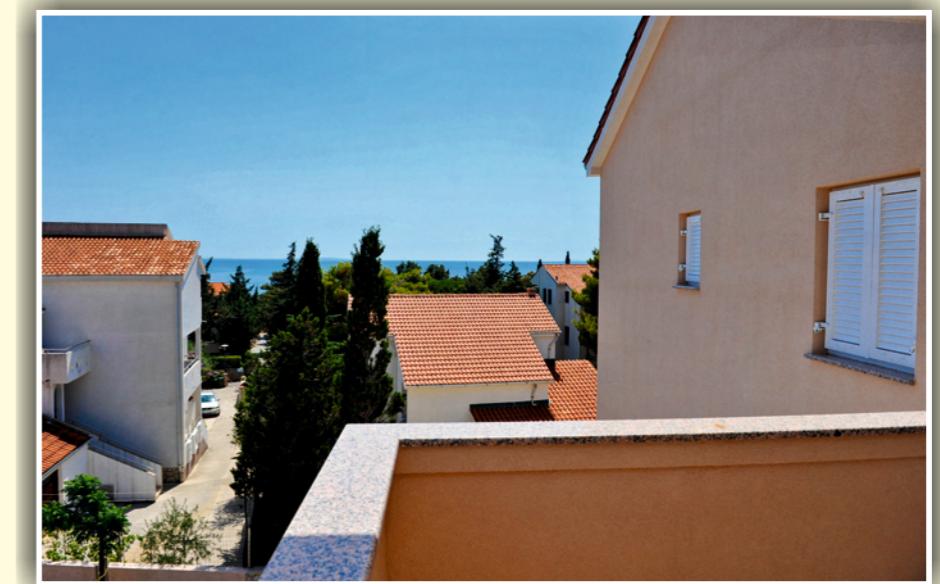
## TRI ZGRADE, SVAKA SA 11 APARTMANA / THREE BUILDINGS, 11 APARTMENTS IN EACH.

**Zgrada 2 / Building 2**

Površine i tlocrti apartmana / Surfaces (ground-plans) of the apartments

TLOCRT PRIZEMLJA, PREGOLOV I DRUGOG KATA  
GROUND FLOOR, FIRST AND SECOND FLOOR

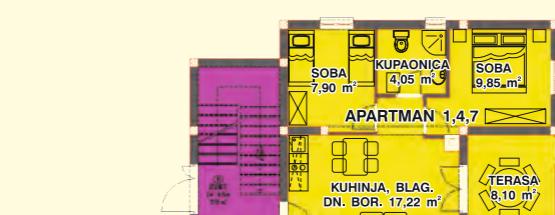
Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m <sup>2</sup> ) Floorsize(m <sup>2</sup> )	Korisna pov.(m <sup>2</sup> ) Effective size (m <sup>2</sup> )	Parking
Apartman/Apartment 1	priz./ground floor	46,94	42,93	DA / YES
Apartman/Apartment 2	priz./ground floor	48,26	46,25	DA / YES
Apartman/Apartment 3	priz./ground floor	48,26	46,25	DA / YES
Apartman/Apartment 4	1.kat/1.floor	46,94	42,93	DA / YES
Apartman/Apartment 5	1.kat/1.floor	48,26	46,25	DA / YES
Apartman/Apartment 6	1.kat/1.floor	48,26	46,25	DA / YES
Apartman/Apartment 7	2.kat/2.floor	46,94	42,93	DA / YES
Apartman/Apartment 8	2.kat/2.floor	48,26	46,25	DA / YES
Apartman/Apartment 9	2.kat/2.floor	48,26	46,25	DA / YES
<b>Ukupno / Total:</b>		<b>430,38</b>	<b>406,29</b>	



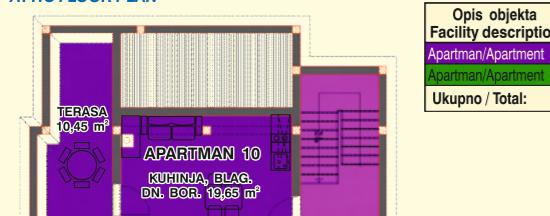
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**Zgrada 3 / Building 3**

Površine i tlocrti apartmana / Surfaces (ground-plans) of the apartments

TLOCRT PRIZEMLJA, PREGOLOV I DRUGOG KATA  
GROUND FLOOR, FIRST AND SECOND FLOOR

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m <sup>2</sup> ) Floorsize(m <sup>2</sup> )	Korisna pov.(m <sup>2</sup> ) Effective size (m <sup>2</sup> )	Parking
Apartman/Apartment 1	priz./ground floor	47,12	43,07	DA / YES
Apartman/Apartment 2	priz./ground floor	47,27	43,13	DA / YES
Apartman/Apartment 3	priz./ground floor	49,23	45,14	DA / YES
Apartman/Apartment 4	1.kat/1.floor	47,12	43,07	DA / YES
Apartman/Apartment 5	1.kat/1.floor	47,27	43,13	DA / YES
Apartman/Apartment 6	1.kat/1.floor	49,23	45,14	DA / YES
Apartman/Apartment 7	2.kat/2.floor	47,12	43,07	DA / YES
Apartman/Apartment 8	2.kat/2.floor	47,27	43,13	DA / YES
Apartman/Apartment 9	2.kat/2.floor	49,23	45,14	DA / YES
<b>Ukupno / Total:</b>		<b>430,86</b>	<b>394,02</b>	

TLOCRT POTKROVLJA  
ATTIC FLOOR PLAN

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m <sup>2</sup> ) Floorsize(m <sup>2</sup> )	Korisna pov.(m <sup>2</sup> ) Effective size (m <sup>2</sup> )	Parking
Apartman/Apartment 10	potkov./attic	45,97	38,13	DA / YES
Apartman/Apartment 11	potkov./attic	49,17	36,05	DA / YES
<b>Ukupno / Total:</b>		<b>95,14</b>	<b>74,18</b>	

TLOCRT POTKROVLJA  
ATTIC FLOOR PLAN

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m <sup>2</sup> ) Floorsize(m <sup>2</sup> )	Korisna pov.(m <sup>2</sup> ) Effective size (m <sup>2</sup> )	Parking
Apartman/Apartment 10	potkov./attic	50,60	40,48	DA / YES
Apartman/Apartment 11	potkov./attic	56,80	39,25	DA / YES
<b>Ukupno / Total:</b>		<b>107,40</b>	<b>79,73</b>	

TLOCRT POTKROVLJA  
ATTIC FLOOR PLAN

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m <sup>2</sup> ) Floorsize(m <sup>2</sup> )	Korisna pov.(m <sup>2</sup> ) Effective size (m <sup>2</sup> )	Parking
Apartman/Apartment 10	potkov./attic	51,50	40,10	DA / YES
Apartman/Apartment 11	potkov./attic	50,70	38,63	DA / YES
<b>Ukupno / Total:</b>		<b>102,20</b>	<b>78,73</b>	