

Apartment for sale (new construction) in Orebić, Orebić, Flat



Seller Info

Name: Korčula Projekti
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 Company: Korčula projekti d.o.o.
 Name:
 Service Type: Selling
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 About us:

KORČULA PROJEKTI Real estate agency is settled in Korčula town and covers the whole Korčula island as well as part of Pelješac peninsula (area around Orebić).
 We are highly professional and efficient team. Our key personnel are resident on Korčula so you will always have the personal touch and decision makers at your call.
 We offer all services that you could require to purchase and manage a property on Korčula island. With our partners, such as Korčula Hill, you will be able to influence the design and finish of your dream holiday home.
 Under our real estate brokering service you will receive, either

as a buyer or seller, the full range of service you could expect including assistance with valuation, the legal process and any other needs. Should you want something that is not listed on our site please contact us to search for your specific requirements.

Company is registered on the Commercial Court in Dubrovnik.

Company is registered at Croatian Ministry of the Economy as authorized agent for the sale of real estates & brokering.

Reg No.: 131/2011

Listing details

Common

Title:	Apartment for sale (new construction) in Orebić
Property for:	Sale
Property area:	11893 m ²
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Price:	416,255.00 €
Cellar:	no
Updated:	Aug 23, 2023

Condition

Newbuild:	yes
Condition:	Under construction

Location

Country:	Croatia
State/Region/Province:	Dubrovačko-neretvanska županija
City:	Orebić

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Inspection certificate: no

Additional information

Access with vehicle: Car, Truck, Tow truck, Van, Traktor

Energy efficiency: A+



Parking

Garage: no

Number of parking spaces: 1

Description

Description:

A two-story apartment for sale, in a newly awarded building with a net usable area of 118.93 m². The residential building is designed as low-energy, energy class A+. The building is located in a quiet street, with a beautiful view of the Pelješka canal and Mount Sveti Ilija, a 7-minute walk from the sea (600 m). The main technical features of the building are: - Low-energy/renewable system of heating and cooling apartments with heat pumps, German manufacturer Viessmann, option of smart apartment management using an application - heating/cooling, lighting, shutters, exterior joinery and much more, Schock Isokorb elements to prevent thermal bridges, possibility of installing photovoltaic cells on the roof of the building as an additional renewable electricity system, 13.80 kW of connected power, top equipment (ceramic tiles, sanitary ware, external and internal carpentry, etc.), external shower and free garden and parking space, swimming pool optional. -The customer has the option of choosing ceramic tiles/sanitary, etc. A building permit has been issued, the planned start of work is in December 2023, the deadline for the completion of the building is 12 months from the start of construction. The apartments are in the process of being subdivided in the land register. Implementation of floor plans within 30 days of obtaining the use permit. The price is 3500 Eur/m². Apartment structure: Ground floor=Covered entrance 4.58x0.5=2.29 m², engine room 1.67 m², corridor 4.60 m², staircase 4.75 m², bathroom(1) 2.85 m², kitchen/dining room 17.73 m², living room 17.42 m², storage room 2.01 m², covered terrace 13,71x0.5=6.85 m², uncovered terrace 23.50x0.25=5.87 m²; total ground floor 66.04 m² Floor=staircase 4.08 m², corridor 5.81 m², bathroom(2) 4.32 m², laundry room 2.37 m², room(1) 10.77 m², room(2) 9.86 m², room(3) 10.64 m², loggia 1.70x0.75=1.27 m², uncovered terrace 15.10x0.25=3.77 m²; total floor 52.89 m²

Additional contact info

Reference Number: 513731

Agency ref id: Korčula Projekti

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