

## NOVALJA-stan u urbanoj vili od 69,5 m2, 2S+DB, Novalja, Flat



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, novost na tržištu, ali s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje tržišta, argumenti su kojima

raspoložemo.

Danas je vrijeme novac,  
nastojat ćemo ga uštedjeti za  
Vas.

Plaćanje posredničke naknade-  
sa smiješkom na licu. Sve  
naprijed navedeno uz  
kvalificiranu pravnu pomoć i  
savjete.

Dobar odabir! Kroz naše web  
stranice nastojimo se približiti  
svim klijentima korisnicima  
naših usluga, i onima koji će to  
tek postati.

Zadovoljan klijent je naša  
obveza.

Reg No.: 1221

## Listing details

### Common

Title:	NOVALJA-stan u urbanoj vili od 69,5 m <sup>2</sup> , 2S+DB
Property for:	Sale
Property area:	69 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Terrace area:	15 m <sup>2</sup>
Price:	256,000.00 €
Updated:	Jun 28, 2024

### Condition

Newbuild:	yes
Built:	2023.

### Location

Country:	Croatia
State/Region/Province:	Ličko-senjska županija
City:	Novalja
City area:	Novalja
ZIP code:	53291



## Permits

Building permit: yes

## Additional information

Energy efficiency: A+

## Parking

Number of parking spaces: 1

## Description

Description: NOVALJA-apartment on the first floor of an urban villa of 69.5 m<sup>2</sup> net area with a parking space! Located in an attractive location near the sea and beaches, this quality built and ultimately superbly equipped property is ideal for enjoying your vacations on the beautiful island of Pag. The apartment consists of a hallway, kitchen, dining room and open-plan living room with access to a spacious covered terrace of 15.79 m<sup>2</sup>, two spacious bedrooms, one of which has its own bathroom and separate bathrooms. It has one parking space of 12.5 m<sup>2</sup>. The closed part of the apartment has a surface of 54 m<sup>2</sup>. The belonging parts of the apartment are calculated according to coefficients, and the gross total area is 82.4 m<sup>2</sup>! During the construction, the highest standards of construction quality are respected, top quality materials are installed, and the verified investor paid great attention to details such as: GARDENS: intimate lighting, Mediterranean plants, electricity and water outlet for the outdoor kitchen, paneled walls Mediterranean stone, aluminum (stainless) fence \*TERRACES: panoramic sea view, covered terraces, safety glass fence in black color (tempered and laminated), tap (for washing the terrace), SIKA waterproofing, electricity-sockets, intimate lighting built into the fence terraces, large format ceramics 120x60 \*COOLING/HEATING: air conditioner with inverter (possibility of heating and cooling the space), each bedroom and the living room has an air conditioner (TRIAL air conditioning system), the outdoor unit is not located on the terrace (isolation from noise and vibration) \*CARPENTRY: high-quality PVC (Salamander), exterior in gray color, aluminum shutters with electric motors - electric lifting on the switch, large glass walls 3m wide (XXL format), French room windows with black with a glass fence on the parapet wall of 60 cm \*SATELLITE / TV: every room has a SAT/TV outlet, as well as living on two opposite walls (possibility of choosing) \*FLOORS: high-quality ceramics 120x60, high-quality parquet, staircase in elegant single-colored stone \*ENTRANCE DOORS: Burglar-proof, fire-proof, smoke-proof and smoke-proof front doors, built-in studs in the color of the door, interior moldings in the color of the door, door frame plasticized in the color of the door panel, height 217 cm \*ROOM DOOR: high-quality white lacquered door with engraved modern lines \*WALLS: AB construction, internal walls of brick and plaster, high ceilings \*BATHROOMS: floor heating, high-quality ceramics 120X40, walk-in glass shower cabins, under-plaster mixers and mushrooms

showers, electric boiler, preparation for an electric bathroom radiator, blinds with electric lifting, superstructure sink and faucet, custom-made furniture, SIKA waterproofing, GEBERIT water tanks \*FACADE: Styrofoam 10-15 cm  
\*Interphones: intercoms in every apartment \*STAIRCASE: hand-made modern fence, LED lighting, elegant single-colored floor stone \*PARKING: each apartment has 1 or 2 parking spaces, large format pavers, wall lighting THE BUYER DOES NOT PAY REAL ESTATE TRANSFER TAX! ID CODE: L-0039

### Additional contact info

Reference Number: 554229  
Agency ref id: L-0039