

NOVALJA-stan od 43 m2, 1S+DB u novogradnji, Novalja, Flat



Seller Info

Name: Dejan Šijan
E-mail: dejan@real-nekretnine.com
First Name: Dejan
Last Name: Šijan
Company Name: Real nekretnine
Service Type: Selling and renting
Additional Email: info@real-nekretnine.com
Website: <http://www.real-nekretnine.com>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
City area: Centar
ZIP code: 51000
Address: VERDIEVA 5
Mobile: 00385958551067
Phone: 0038551313003
Fax: 0038551313007
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 od 43 m2, 1S+DB u novogradnji
Property for:	Sale
Property area:	42 m ²
Floor:	1
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Terrace area:	12 m ²
Price:	157,000.00 €
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 in an urban villa with 8 residential units, 1 bedroom + living room with a net area of 42.73 m² 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 an open living room, a spacious bedroom and a bathroom. the total square footage of the interior is approximately 33 m². From the living room and the bedroom there is access to a spacious covered terrace of 12.3 m². It has one parking space of 12.5 m². All this is calculated in the net square footage according to the coefficients, while the gross square footage of the apartment with the listed accessories is 57.63 m². 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-0037**

Additional contact info

Reference Number: 554231

Agency ref id: L-0037