

## NOVALJA-novogradnja na atraktivnoj lokaciji, 1S+DB od 45 m2, 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, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 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-novogradnja na atraktivnoj lokaciji, 1S+DB od 45 m2
Property for:	Sale
Property area:	45 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Terrace area:	14 m <sup>2</sup>
Price:	165,000.00 €
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 45.17 m<sup>2</sup> with a yard and 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 this 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 m<sup>2</sup>. From the living room and the bedroom there is access to a spacious covered terrace of 14.85 m<sup>2</sup>, and from it to the adjoining garden of 11.6 m<sup>2</sup> and a parking space of 12.5 m<sup>2</sup>. 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 71.8 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-0036

### Additional contact info

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