

NOVALJA-stan u urbanoj vili od 85,5 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 85,5 m2, 2S+DB
Property for:	Sale
Property area:	85 m ²
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Terrace area:	22 m ²
Price:	315,000.00 €
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 ground floor of an urban villa of 85.5 m² net area with adjoining garden and 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 22 m², two spacious bedrooms, one of which has its own bathroom and separate bathrooms. It has one parking space with the possibility of buying another one and a garden in front of the apartment of 106 m², all calculated according to coefficients so that the gross area with belongings is 201 m². The closed part of the apartment has an area of 60 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-0034

Additional contact info

Reference Number: 554234
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