

## APARTMANSKA KUĆA S POGLEDOM NA MORE - NOVALJA, Novalja, House



### Seller Info

Name:	Adria Team
First Name:	Adria
Last Name:	Team
Company Name:	Adria Team Real Estate d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://adriateam.com">https://adriateam.com</a>
Country:	Croatia
Region:	Zadarska županija
City:	Zadar
ZIP code:	23000
Address:	Matije Gubca 40
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About us:	Pratimo Vas u cijelom postupku kupoprodaje nekretnine i vodimo brigu o svim bitnim detaljima umjesto Vas. Nudimo Vam široki spektar usluga i pružamo kompletan pravni servis, od provjere dokumentacije vezane uz određenu nekretninu, Ugovora o kupoprodaji sa prijevodom na/sa jezika prodavatelja i kupca ako se radi o strancima (češki, slovački , po potrebi i na druge jezike) pa sve do uknjižbe prava vlasništva i promjene posjedovnog stanja, kao i predaje porezne prijave u poreznu upravu.

Za klijente koji žele u Hrvatskoj investirati nudimo prezentaciju investicijskih projekata, pravno te financijsko savjetovanje.

Suradujemo s odvjetnicima, javnim bilježnicima, geodetima, projektantima, građevinarima te sa svim ostalim stručnjacima

vezanim za gradnju i promet  
nekretninama.

Upisani smo u Registar  
posrednika u prometu  
nekretnina pri HGK u RH te  
smo potpisnici Kodeksa etike u  
poslovanju posrednika u  
prometu nekretnina.

Reg No.: 38/2017

## Listing details

### Common

Title:	APARTMANSKA KUĆA S POGLEDOM NA MORE - NOVALJA
Property for:	Sale
House type:	detached
Property area:	600 m <sup>2</sup>
Cellar:	yes
Price:	1,000,000.00 €
Updated:	Jan 22, 2024

### Condition

Condition:	Newly adapted
Built:	1974

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Infrastructure:	Water, Active telephone line, Air conditioner, Telephone installation, Sewage
Energy efficiency:	In preparation



## Parking

Garage: yes  
Number of parking spaces: 9

## Description

Description: For sale HOUSE with 9 apartments in Novalja. The property extends through the basement, ground floor, 1st and 2nd floor and loft. **PROPERTY DESCRIPTION:** BASEMENT - wine cellar, workshop and central boiler GROUND FLOOR - S1 (3 bedrooms, living room, terrace) 1ST FLOOR - S2 (1 bedroom) 25m2 S3 (2 bedrooms, living room) 60m2 2ND FLOOR - S4 25m2 S5 35m2 S6 45m2 LOFT (unfinished) - S7 25m2 S8 35m2 S9 45m2 - terrace on the 1st floor, size 36m2; - the apartments do not have separate water and electricity connections; - sea view from the second floor and a panoramic view of whole Novalja, sea and islands from the loft; - access from the main road; - the possibility of building a swimming pool in the yard; - thermal facade - the 2nd floor and loft were built in 2002; - 2008 renovation of the 1st floor; - 2018 renovation of the loft and facade For any additional information and to schedule a tour, feel free to contact us at any time with confidence. Custom ID: 23-007N Energy class: U izradi

## Additional contact info

Reference Number: 562250  
Agency ref id: 23-007N