

## STAN U NOVOGRADNJI BLIZU MORA, Novigrad, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	STAN U NOVOGRADNJI BLIZU MORA
Property for:	Sale
Property area:	81 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Price:	299,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Novigrad
City area:	Novigrad
ZIP code:	52466



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	1
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### Description

Description:	For sale is a practical apartment located in a quality new building in Novigrad. This ground-floor apartment in a building with 4 units, covering an area of 81 m <sup>2</sup> , offers a comfortable layout that includes an entrance hallway, two bedrooms, a bathroom, an additional toilet, and a living room integrated with the kitchen and
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dining area in an open space concept. The living room opens onto a terrace with a garden, ideal for creating a summer kitchen or outdoor relaxation. The apartment has underfloor heating through heat pumps for comfortable temperatures throughout the year, while Mitsubishi air conditioners are installed in every room. Most of the joinery is PVC, with aluminum entrance doors and glass walls. Electric motors raise the blinds, and mosquito nets are also installed. The apartment comes with one parking space. **IMPORTANT!!** The stated price is for legal entities, while for individuals, the price is increased by the VAT item. The buyer is exempt from paying real estate transfer tax in the amount of 3%. This property offers convenience, comfort, and modern aesthetics, just 2 km away from the beautiful beaches and town of Novigrad. Do not miss this excellent opportunity! The tourist town of Novigrad-Cittanova is located on the western coast of Istria and stands out among the numerous Istrian towns for its unique natural beauty, rich cultural heritage, and certainly great hospitality. It is also a town that boasts one of the cleanest seas in this part of the Mediterranean. The Novigrad Riviera stretches from Dajla to the mouth of the river Mirna, characterized by a rugged, low, and accessible coastline, with rocky and pebble beaches. For a personalized approach and viewing, feel free to contact: Michael Radola Licensed Agent +385915753640 michael.radola@dogma-nekretnine.com  
ID CODE: IS1511197

### Additional contact info

Reference Number: 568511  
Agency ref id: IS1511197