

OBITELJSKE KUĆE, NOVOGRADNJA - NOVALJA, ŠKUNCINI STANI, Novalja, House



Seller Info

Name:	Adria Team
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Service Type:	Selling and renting
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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:	OBITELJSKE KUĆE, NOVOGRADNJA - NOVALJA, ŠKUNCINI STANI
Property for:	Sale
House type:	detached
Property area:	238.96 m ²
Bedrooms:	5
Bathrooms:	4
Price:	970,000.00 €
Updated:	Feb 29, 2024

Condition

Newbuild:	yes
Condition:	Under construction

Location

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

Permits

Ownership certificate:	yes
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Additional information

Infrastructure:	Water, Active telephone line, Telephone installation, Sewage, Black pit, ADSL
Energy efficiency:	A+



Parking

Garage:	yes
Number of parking spaces:	4

Description

Description: For sale 2 HOUSES under construction in Novalja in the area of Škuncini Stani. The property covers the ground floor and the 1st floor. **PROPERTY DESCRIPTION: VILLA 1 GROUND FLOOR** - living room + kitchen + dining room, storage room, utility room, sauna, toilet, 3 covered terraces **1ST FLOOR** - 4 bedrooms, 4 bathrooms, 4 balconies, 4 hallways / wardrobes **VILLA 2 GROUND FLOOR** - living room + kitchen + dining room, pantry, toilet, bathroom, sauna, storage room, 2 covered terraces **1ST FLOOR** - utility room, wardrobe / hallway, 4 bathrooms, 4 bedrooms, 3 balconies - swimming pool; - direct access to the public road from the northwest side; - 4 parking spaces (3 outdoors and 1 in the garage) **MATERIAL DESCRIPTION:** The facades have simple surfaces and shapes, the ground floor is mostly finished with stone and the first floor is plastered. After construction, the plot will be landscaped horticulturally, using autochthonous vegetation, in a combination of trees and medium and low vegetation. The building is based on strip foundations. The load-bearing structure consists of 25 cm brick walls reinforced with vertical and horizontal cerclages. 18 cm reinforced concrete panels A flat impermeable roof in layers Facade: thermal insulation 10 cm and on parts of the ground floor 7 cm with preparation for Travertine stone gluing Triple IZO glass Thermally insulated aluminum blinds with electric motor drive Mosquito nets on all external openings. External fence walls built of natural bunja stone or built and covered with Benkovac stone. All sanitary equipment is of high quality from well-known international manufacturers (Hansgrohe, Laufen, Ideal Standard). First class ceramics Possibility of choosing ceramics by the customer. All floors covered with ceramic tiles under which underfloor heating with water pipes is installed. Electric boilers Ariston or Tesy In all rooms, installation of inverter air conditioning devices manufactured by Mitsubishi or Toshiba is planned. Artificial ventilation with low-noise fans in all sanitary rooms that do not have natural ventilation. External LED lighting Intercom **POSSIBLE WORKS FOR AN ADDITIONAL PAYMENT:** - water softener; - TECE ONE toilet with bidet function; - a safe in one of the load-bearing walls; - additional socket for electric vehicle charging For any additional information about the property and to arrange a tour, feel free to contact us at any time with confidence. Custom ID: 24-044N Energy class: A+

Additional contact info

Reference Number:	573444
Agency ref id:	24-044N