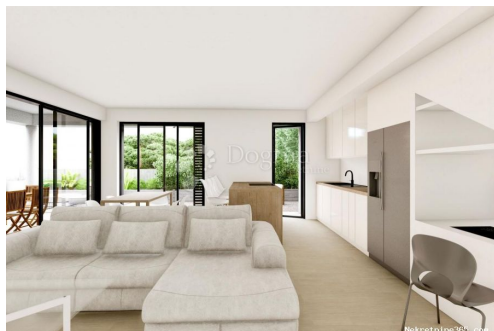


## JEZERA NOVOGRADNJA, Tisno, Flat



### 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:            | JEZERA NOVOGRADNJA |
| Property for:     | Sale               |
| Property area:    | 181 m <sup>2</sup> |
| Number of Floors: | 3                  |
| Bedrooms:         | 5                  |
| Bathrooms:        | 3                  |
| Garden area:      | 48 m <sup>2</sup>  |
| Price:            | 597,259.00 €       |
| Updated:          | Apr 23, 2024       |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2024 |

### Location

|                        |                           |
|------------------------|---------------------------|
| Country:               | Croatia                   |
| State/Region/Province: | Šibensko-kninska županija |
| City:                  | Tisno                     |
| City area:             | Jezera                    |
| ZIP code:              | 22240                     |



### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | Jezera, renowned for its award-winning Blue Flower designation as the best-kept coastal town in Croatia, and with the ACI Marina Jezera receiving the international Blue Flag for environmental preservation each year, is hailed as the Adriatic's hidden gem. It's a significant tourist destination boasting numerous cultural and historical landmarks, natural beaches, and uninhabited islands nearby. The island |
|--------------|---|

is predominantly covered with ancient olive and fig trees, which are integral to the region's traditional culture. With 2700 sunny hours per year and an average summer sea temperature of 24°C, along with its rugged coastline and secluded coves, this location is truly a small paradise. In close proximity to the marina and beach, there is pre-sale new construction consisting of three residential units. Residential unit A spans an actual area of 294.47 m<sup>2</sup>, with a net area of 181.98 m<sup>2</sup>, and comprises a ground floor dominated by a spacious open-plan living room, kitchen, and dining area with access to a covered terrace and courtyard. Additionally, the ground floor features a hallway, bathroom, and one bedroom. On the first floor, there are three bedrooms, one designed as a gym, another with a walk-in closet and en suite bathroom, while there's also another bathroom and a covered terrace. The central gathering place offers a roof terrace divided into a planned indoor winter garden, covered and uncovered terrace with a pergola. The project offers the epitome of luxury living, seamlessly blending with nature and the sea. To ensure comfort year-round, the architecture incorporates underfloor heating throughout the ground floor and all bathrooms, controlled by WiFi thermostats, along with individual room climate control through WiFi-enabled air conditioning. The exterior joinery consists of anthracite-colored aluminum glazed wings, complemented by sun protection provided by anthracite-colored aluminum sliding blinds. All windows and balcony doors feature insulating glass for energy efficiency, while the interior joinery is wooden. The building includes three residential units, staggered and cascaded to ensure privacy in both ground floor gardens and rooftop terraces, achieved through the construction of walls between units. Sales are based on a "turnkey" model, offering fully equipped bathrooms, outdoor lighting, landscaped surroundings, irrigation preparation, wired video surveillance, water supply, electricity, drainage, preparation for a jacuzzi or small pool on the roof terraces, aluminum pergolas, wired internet, satellite connections, and electric underfloor heating in all bathrooms. Don't miss out on this Mediterranean paradise! □ NEW: Financing available for EU citizens □ No. 1 in Croatia for over 23 years Commission: 3% + VAT Contact: Ivana Zanjko Mađarić 0911788818 Kristina Tomiek 0953613444 ID CODE: DA100062619

## Additional contact info

Reference Number: 595353  
Agency ref id: DA100062619