

APARTMANI S POGLEDOM NA MORE, NOVOGRADNJA - POVLJANA, PAG, Povljana, Flat



Seller Info

Name:	Adria Team
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Last Name:	Team
Company Name:	Adria Team Real Estate d.o.o.
Service Type:	Selling and renting
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City:	Zadar
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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:	APARTMANI S POGLEDOM NA MORE, NOVOGRADNJA - POVLJANA, PAG
Property for:	Sale
Property area:	59.68 m ²
Bedrooms:	3
Bathrooms:	1
Price:	230,000.00 €
Updated:	Apr 23, 2024

Condition

Newbuild:	yes
Built:	2024
Condition:	Kept

Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Povljana
City area:	Povljana
ZIP code:	23249

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Infrastructure:	Water, Air conditioner, Sewage, ADSL
Energy efficiency:	A+

Parking

Number of parking spaces: 7

Description

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For sale APARTMENTS under construction in Poveljana on the island of Pag. The property consists of 6 apartments spread over ground floor, first and second floor and gallery, with sea view from each apartment. **PROPERTY DESCRIPTION:**
GROUND FLOOR - S1: living space 62.96 m² (spacious living room and kitchen, 2 bedrooms, 2 bathrooms, hallway, terrace 13.95 m², garden 111.01 m² (electricity and water connection in the garden) and outdoor parking space) – 300800 EUR S2: living space 59,72 m² (spacious living room and kitchen, 2 bedrooms, 1 bathroom, hallway, terrace 18.28 m², garden 41.27 m² (electricity and water connection in the garden) and outdoor parking space) – 269700 EUR
1ST FLOOR - S3: living space 63.06 m² (spacious living room and kitchen, 2 bedrooms, 1 bathroom, hallway, storage room, 2 balconies (on the east and west side) 17.29 m² and outdoor parking space) – 264800 EUR S4: living space 59,68 m² (spacious living room and kitchen, 2 bedrooms, 1 bathroom, hallway, storage room, balcony 12.42 m² and outdoor parking space) – 230000 EUR
2ND FLOOR - S5: living space 62.90 m² (spacious living room and kitchen, 2 bedrooms, 1 bathroom, hallway, storage room, 2 balconies (on the east and west side) 17.29 m² and outdoor parking space) – 264800 EUR S6: two-story - living space 79,96 m² (spacious living room and kitchen, 2 bedrooms, 2 bathrooms, hallway, room on the gallery, balcony and roof terrace partly covered with a pergola 57.71 m² and 2 outdoor parking spaces) - 377300 EUR
MATERIAL DESCRIPTION: Bearing construction made of reinforced concrete and Wienerberger porotherm bricks. The walls between the apartments and towards the common staircase are made of reinforced concrete, additionally thermally and sound-insulated. Thermal insulation of external walls made of Styrofoam and stone wool 10 cm thick (RÖFIX system) and flat roof of 18 cm thermal insulation. External PVC carpentry made of REHAU SYNEGO profile with aluminum shutters with electric motor and mosquito nets. The interior of the apartment with first-class floor and wall coverings (Spanish ceramics and Brač stone). The bathrooms are completely furnished with top-quality sanitary equipment (GROHE, KOLPA SAN, AQUAESTIL), sanitary drains made of low-noise pipes are additionally soundproofed. Internal room door with futer stocks, hidden hinges and magnetic lock. The entrance doors to the apartments are anti-burglary and fire-resistant with a modern design. Each of the apartments has a chimney connection for wood burning. The bedrooms and the living room of the apartment are equipped with indoor air conditioning units. The apartment has one or two balconies / terraces paved with first-class Spanish ceramics, which are surrounded by a glass fence. The apartments on the ground floor have separate fenced gardens arranged in Mediterranean style with autochthonous horticulture (lavender, rosemary, olive, immortelle, pitospora, etc.). In the gardens there is also electricity and water installation in preparation for a jacuzzi or swimming pool. Apartments on the

ground floor are equipped with a video surveillance system. The building is easily accessible via a 6-meter wide road. Outdoor parking spaces are 2.65m wide and paved with semmelrock pavers. Planned move-in: summer 2024 For any additional information and to schedule a tour, feel free to contact us at any time with confidence. Custom ID: 24-088N Energy class: A+

Additional contact info

Reference Number: 595705
Agency ref id: 24-088N