

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
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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:	153 m ²
Number of Floors:	3
Bedrooms:	5
Bathrooms:	3
Garden area:	56 m ²
Price:	504,345.00 €
Updated:	Apr 26, 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
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Description

Description:	Jezera, awarded for years with the Blue Flower award for the best-kept place on the Croatian coast, with the ACI Marina Jezera receiving the international Blue Flag for environmental preservation annually, is called the hidden gem of the Adriatic. It's a significant tourist destination with numerous cultural and historical landmarks, natural beaches, and uninhabited islands nearby. The majority of the
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island is covered with centuries-old olive and fig trees, which are the main traditional crops. With 2700 sunny hours per year and an average summer sea temperature of 24°C, a highly indented coastline, and hidden coves, this location is, in short, a small paradise. Near the marina and beach, new construction with three residential units is in pre-sale. Residential unit C has a real area of 282.27 m², net with coefficients of 153.11 m², and consists of a ground floor dominated by a common area of an open-plan living room, kitchen, and dining room with access to a covered terrace and courtyard. The ground floor also includes a hallway, bathroom, and storage room. On the first floor, there are three bedrooms, one with a private wardrobe and en suite bathroom, while there is another bathroom and hallway on the floor. 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 best of the best. The combination of coexistence with nature and the sea just a few steps away means that the architecture is integrated into the natural landscape, providing various outdoor living opportunities while ensuring comfortable stays even in winter months. For this reason, underfloor heating is provided throughout the ground floor space, and in all bathrooms with a WiFi thermostat for remote control, and additionally, each room has air conditioning for heating and cooling (WiFi remote control). The exterior joinery of the residential building consists of anthracite-colored aluminum glazed wings (sliding glass doors/windows), with sun protection provided by anthracite-colored aluminum sliding blinds. The entrance doors are also aluminum. All windows and balcony doors are glazed with insulating glass consisting of two glass panes separated by an interpane space filled with argon, type IZO 4+16+4. The interior joinery is wooden. The floors in the internal spaces are covered with ceramic tiles or parquet (bedrooms and hallway and staircase on the first floor). The fences on the ground and terrace fences on the residential building are full concrete, except for parts of the roof terraces where a glass fence is installed to provide a better view of the sea from the terraces. The building consists of three residential units arranged next to each other, and they are staggered in plan and height. The units are cascaded relative to the sloping terrain. The impression of row houses is achieved by plan and height displacement. Each residential unit has its privacy in the gardens on the ground floor as well as on the roof terraces, achieved by building walls between the gardens of individual units, as well as walls between the roof terraces. Sales are based on the "turnkey" model, implying fully equipped bathrooms, outdoor lighting, surroundings with preparation for planting plants, preparation for irrigation, wired preparation for video surveillance, water supply, electricity, drainage to the yard (for barbecue, smaller storage needs), preparation for a jacuzzi or small pool on the roof terraces, aluminum pergola, wired internet and satellite connection in each room, electric underfloor heating on the ground floor and all bathrooms (WiFi remote control), air conditioning with heating and cooling in each room (WiFi remote control), all switches and sockets, and preparation at positions for indoor lighting. This won't be on the market for long at pre-sale prices, so hurry. Grab your Mediterranean paradise! □ NEW: Financing for EU citizens □ No. 1 in Croatia for over 23 years

Commission: 3% + VAT Contact: Ivana Zanjko Mađarić 0911788818 Kristina
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