

ISTRA, NOVIGRAD - OKOLICA - Luksuzan stan sa očarljivom krovnom terasom, samo 300 m od mora, Novigrad, Flat



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
ZIP code: 52470
Address: Pozioi 1g
Mobile: +385 91 784 80 83
Phone: +385 91 784 80 83
About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title:	ISTRA, NOVIGRAD - OKOLICA - Luksuzan stan sa očarljivom krovnom terasom, samo 300 m od mora
Property for:	Sale
Property area:	108 m ²
Floor:	1
Bedrooms:	4
Bathrooms:	2
Balcony area:	16 m ²
Terrace area:	112 m ²
Price:	480,000.00 €
Updated:	Nov 18, 2024

Condition

Newbuild:	yes
Built:	2024

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

Parking

Number of parking spaces: 2

Description

Description: **ISTRIA, NOVIGRAD - SURROUNDINGS** - Modern and luxurious apartment with a spacious roof terrace, located in the immediate vicinity of the sea and well-kept beaches. Ap-21 In the immediate vicinity of charming Novigrad, only 300m from the sea and natural beaches, a new complex of high-quality modern apartments is for sale. Part of the complex is this luxurious apartment on the first floor with a spacious roof terrace of 112.50 m². The apartment is organized as follows; * First floor = 108.20 m² (91.45 m² of space + 16.75 m² of terrace) At the entrance to the apartment, there is a corridor that separates the staircase from the space for everyday life, which consists of a spacious living room with a dining room and a kitchen according to the "open space" principle, which has a direct exit to the outdoor terrace of 16.75 m². Then, the apartment has three bedrooms, a utility room that is also used as a storage room, and 2 spacious bathrooms. The staircase in the staircase leads to the spacious roof terrace of 112.50 m², which offers an enchanting view of the bay. The apartment has 2 private parking spaces that are included in the price. Additional information; * air conditioners for cooling and heating * electric underfloor heating * ceramics of the highest quality * ALU Joinery with three-layer glass filled with gas * high-quality insulation of 8 cm * close proximity to the sea and well-kept beaches (300m) * The price shown is for legal entities, VAT is added to the price for private individuals The planned completion of construction is February 2025. The stated price is for legal entities, VAT is added to the price for private individuals The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors

in the property descriptions, but we want to be as precise and accurate as possible
AGENCY ID CODE: 1146 ID CODE: 1146

Additional contact info

Reference Number: 617991
Agency ref id: 1146
Contact phone: 091 784 8083