

ISTRA, NOVIGRAD - OKOLICA- Luksuzan stan u prizemlju s okućnicom na TOP lokaciji, 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
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 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 u prizemlju s okućnicom na TOP lokaciji, 300 m od mora
Property for: Sale
Property area: 80 m²
Bedrooms: 3
Bathrooms: 1
Garden area: 97 m²
Terrace area: 26 m²
Price: 298,000.00 €
Updated: Sep 12, 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 on the ground floor with a garden, located in the immediate vicinity of the sea and well-kept beaches. Ap-20 In the immediate vicinity of charming Novigrad, only 300m from the sea and landscaped natural beaches, a new complex of high-quality modern duplexes is for sale. Part of the complex is this luxurious apartment on the ground floor with a spacious yard of 97 m². The apartment is organized as follows; * Ground floor = 80.55 m² (54.25 m² of space + 26.30 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 semi-covered terrace of 26.30 m². Also, on the ground floor there is one large bedroom, a utility room that is also used as a storage room, and a bathroom of 5.45 m². The yard of the apartment of 97 m² is completely fenced and private, and there is covered parking for two cars. The price of parking is 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) * There is a possibility of subsequent installation of the pool * 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: 1145 ID CODE: 1145

Additional contact info

Reference Number: 617992
Agency ref id: 1145