

## ISTRA, NOVIGRAD - OKOLICA - Luksuzan stan sa prostranom 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  
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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 sa prostranom krovnom terasom, samo 300 m od mora

Property for: Sale

Property area: 108 m<sup>2</sup>

Floor: 1

Bedrooms: 4

Bathrooms: 2

Balcony area: 16 m<sup>2</sup>

Terrace area: 112 m<sup>2</sup>

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-15 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 m<sup>2</sup>. The apartment is organized as follows; \* First floor = 108.20 m<sup>2</sup> (91.45 m<sup>2</sup> of space + 16.75 m<sup>2</sup> 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 m<sup>2</sup>. 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 m<sup>2</sup>, 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: 1141 ID CODE: 1141

### Additional contact info

Reference Number: 617996  
Agency ref id: 1141  
Contact phone: 091 784 8083