

ISTRA, NOVIGRAD - OKOLICA- Moderan i luksuzan stan u prizemlju s okućnicom u neposrednoj blizini mora i uređenih plaža., 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- Moderan i luksuzan stan u prizemlju s okućnicom u neposrednoj blizini mora i uređenih plaža.

Property for: Sale

Property area: 80 m²

Bedrooms: 3

Bathrooms: 1

Garden area: 80 m²

Terrace area: 26 m²

Price: 291,000.00 €

Updated: Sep 13, 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-13 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 79.25 square meters. 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 an "open space" kitchen, which has direct access to the outdoor semi-covered terrace of 26.30m² with a summer kitchen. 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 79.25m² 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: 1139 ID CODE: 1139

Additional contact info

Reference Number: 617998
Agency ref id: 1139