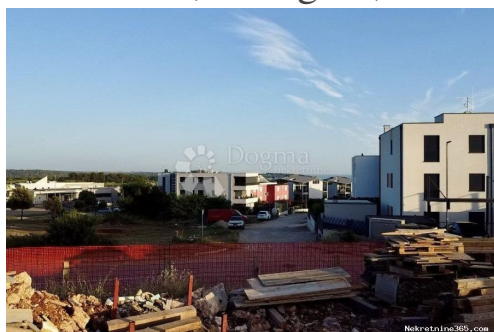


## NAJPOŽELJNIJA NOVOGRADNJA U GRADU - STAN B-P-L, PRIZEMLJE S VRTOM, Novigrad, Flat



### 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  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:            | NAJPOŽELJNIJA NOVOGRADNJA U GRADU - STAN B-P-L, PRIZEMLJE S VRTOM |
| Property for:     | Sale  |
| Property area:    | 336 m <sup>2</sup>  |
| Number of Floors: | 2   |
| Bedrooms:         | 4   |
| Bathrooms:        | 3   |
| Garden area:      | 186 m <sup>2</sup>  |
| Terrace area:     | 23 m <sup>2</sup>   |
| Price:            | 688,610.00 €  |
| Updated:          | Jun 25, 2024  |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2025 |

### 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: | A+ |
|--------------------|----|

### Parking

|                        |     |
|------------------------|-----|
| Covered parking space: | yes |
|------------------------|-----|

### Description

|              |   |
|--------------|---|
| Description: | NEW ON THE MARKET! "ONCE IN A LIFETIME" EXCLUSIVE NEW |
|--------------|---|

DEVELOPMENT IN NOVIGRAD. Welcome! Luxury new development is one of the newest and highest quality construction projects in Novigrad, located only 800 meters from the sea, beautiful beaches, and the historic city center. The exclusive location, architecture, and quality of execution will be in line with the latest high-rise technologies, with great attention paid to architectural design focusing on an aesthetic-functional approach that we can literally say enjoying life. Creative and playful solutions that will perfectly blend with nature and the surroundings, guaranteeing warmth and naturalness of materials. Enjoy a luxurious lifestyle in the sunny city of Novigrad, where each apartment will have spacious and covered terraces making your outdoor stay even more pleasant and soothing, offering an unforgettable view of the sea and the city from the 1st floor. The construction of 2 separate buildings with a total of 14 apartments for sale is planned. Both buildings spread over 3 floors with apartment areas ranging from 55.55 m<sup>2</sup> to 136.36 m<sup>2</sup>. The apartments will be one-bedroom, two-bedroom, and three-bedroom, equipped with 1, 2, or 3 bathrooms, with an excellent layout and excellent communication between rooms. Parking spaces for your vehicles are provided with 24 covered parking spaces (12 per building) and storage for each apartment on offer. The facilities will be equipped with an elevator with an exit station on each floor, video surveillance of the entrance area, and a space for storing bicycles. LOCATION: The city of Novigrad is an ancient city that experienced its heyday during the famous Carolingian Renaissance. Located on the western coast of Istria, it is one of the most beautiful gems of the Adriatic Sea, which today proudly represents the tourist, economic, and cultural center of western Istria, and provides a pleasant and safe place to stay and live throughout the year, accompanied by numerous amenities for a quality urban life in the most desirable part of the city. PROJECT TECHNICAL CHARACTERISTICS: High energy certificate A+: ETICS facade system combined with glass wool, thermal insulation of at least 10 cm outside, floor heating and cooling system through DAIKIN multisplit system of indoor and outdoor units, preparation for fireplace and underfloor heating throughout the apartment, circulation pumps for water throughout the apartment, individual thermostats and temperature control for each room, remote control of heating and cooling via smartphone, outdoor air conditioning units located on the roof of the building, while apartments on the ground floor will be located on green areas. Natural room ventilation is provided in all rooms. All apartments will be equipped with top-quality Italian ceramics LEA Nextone Ceramiche, which perfectly fits any design, and with premium oak parquet, the whole story will take on its final stylish look. Catalano Italy 52 WC bowls with soft-close system, Inda Village washbasin with Paffoni Light basin mixer, Paffoni Light shower mixer with rain effect and handle, and Novellini Kali 2P shower doors will be installed. Windows and panoramic glazed walls will be made of high-quality PVC/ALU profiles with double glazed IZO glass, with aluminum blinds on electric motor drive. Storage rooms are equipped with mechanical and natural ventilation, premium ceramics, and plastered and painted walls with semi-dispersive paint. Garage and parking spaces will have a main entrance ramp with an electric motor for remote control, preparation for electric vehicle chargers, video surveillance, and a video intercom.

Entrance burglar-proof and fire doors raise the level of security and ensure peace of mind. Landscaping involves planting Mediterranean plants and trees that will elevate the entire project to a higher level of horticultural design of this beautiful Mediterranean residence for our future buyers. Automatic irrigation system will be installed for apartments on the ground floor and especially for all common areas of the building. Pedestrian and vehicular areas will be paved, and stormwater drainage will be provided. \*STAN B-P-L The three-bedroom apartment is located on the ground floor and includes a storage room of 3.50 m<sup>2</sup> and 2 covered parking spaces of 25 m<sup>2</sup> net, and consists of; 1. entrance hall - 14.40 m<sup>2</sup> 2. living area - 29.20 m<sup>2</sup> Consists of living room, kitchen, and dining room. 3. bedroom 1. - 10.20 m<sup>2</sup> 4. bathroom 1. - 4.70 m<sup>2</sup> 5. bedroom 2. - 10.50 m<sup>2</sup> 6. bathroom 2. - 4.50 m<sup>2</sup> 7. wardrobe - 4.10 m<sup>2</sup> 8. room 3. - 11.30 m<sup>2</sup> 9. bathroom 3. - 4.50 m<sup>2</sup> 10. storage - 5.10 m<sup>2</sup> 11. covered terrace - 23.20 m<sup>2</sup> 12. associated garden - 186.30 m<sup>2</sup> Apartment area without terrace and garden: 98.50 m<sup>2</sup> The gross area of the apartment includes (residential part, covered terrace, garden, storage room, and 2 parking spaces) and amounts to: 336.50 m<sup>2</sup> IMPORTANT! The stated price refers to the net area with included coefficients, which amounts to: 136.36 m<sup>2</sup> The property is purchased from a safe and reliable investor with many years of experience and several extremely successful projects, which guarantees additional security and quality. THE BUYER IS EXEMPT FROM PAYING PROPERTY TRANSFER TAX !! START OF CONSTRUCTION; 03/2024 year. COMPLETION OF CONSTRUCTION; 05/2025 year. For viewing and a pleasant real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed Agent +385 91/335-5350 filip.maric@dogma-nekretnine.com Michael Radola Licensed Agent +385 91/575-3640 michael.radola@dogma-nekretnine.com ID CODE: IS1512869

## Additional contact info

Reference Number: 619595  
Agency ref id: IS1512869