

## NAJPOŽELJNIJA NOVOGRADNJA U GRADU - STAN A-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 A-P-L, PRIZEMLJE S VRTOM |
| Property for:     | Sale                                                              |
| Property area:    | 240 m <sup>2</sup>                                                |
| Number of Floors: | 2                                                                 |
| Bedrooms:         | 3                                                                 |
| Bathrooms:        | 2                                                                 |
| Garden area:      | 122 m <sup>2</sup>                                                |
| Terrace area:     | 19 m <sup>2</sup>                                                 |
| Price:            | 555,387.00 €                                                      |
| Updated:          | Jun 26, 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

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 1 |
|---------------------------|---|

### Description

## Description:

**NEW ON THE MARKET! EXCLUSIVE "ONCE IN A LIFETIME" NEW CONSTRUCTION IN NOVIGRAD.** Welcome! The luxury new building is one of the newest and highest quality construction projects in Novigrad, only 800 m from the sea, beautiful beaches and the historic center of the city. The exclusive location, architecture and performance quality will be in step with the latest high-rise construction technologies, where great attention is paid to the architectural solution with an emphasis on an aesthetic-functional approach, which we can literally say is the enjoyment of life. Creative and playful solutions that will blend perfectly with nature and the environment are a guarantee of the warmth and naturalness of the material. Enjoy a luxurious lifestyle in the sunny city of Novigrad, where every apartment will have spacious and covered terraces that will make your stay in the open air even more pleasant and soothing, with an unforgettable view of the sea and the city on the 1st floor. The construction of 2 separate buildings with a total of 14 apartments for sale is planned. Both buildings are spread over 3 floors with apartment areas from 55.55 m<sup>2</sup> to 136.36 m<sup>2</sup>. The apartments will be one-, two- and three-bedroom, equipped with 1, 2 or 3 bathrooms, with an excellent layout and excellent communication between the rooms. The parking space for your vehicles is provided with 18 covered parking spaces, and a storage room for each apartment in the offer. The facilities will be equipped with an elevator with an exit station on each floor, video surveillance of the entrance area, and space for storing bicycles. **LOCATION** The city of Novigrad is an old ancient city that flourished during the famous Carolingian Renaissance. Located on the west coast of Istria, it is one of the most beautiful pearls of the Adriatic Sea, which today proudly represents the tourist, economic and cultural center of western Istria, and represents a pleasant and safe place to stay and live all year round, accompanied by many facilities for a quality urban life in the most desirable part of the city. **TECHNICAL CHARACTERISTICS OF THE PROJECT:** - High energy certificate A+: ETICS facade system in combination with glass wool, thermal insulation of at least 10 cm from the outside, multi-level heating and cooling system through the DAIKIN multisplit system of indoor and outdoor units, preparation for a fireplace and underfloor heating in the entire apartment, circulation pumps for water in the entire apartment, individual thermostats and temperature control for each room, remote control of heating and cooling via smart phone, external air conditioning units located on the roof of the building, while the apartments on the ground floor will be located on the green area. All rooms have natural ventilation. - All apartments will be equipped with top-quality Italian LEA Nextone Ceramiche ceramics that fit perfectly into any type of design, and with first-class oak parquet, Country class, the whole story will take on its final make-up style. Catalano Italy 52 toilet bowls with soft close system, Inda Village sink with Paffoni Light basin mixer, Paffoni Light shower mixer with rain effect and handle and Novellini Kali 2P shower door are installed. - Windows and panoramic glazed walls will be made of high-quality PVC/ALU profiles, glazed with double IZO glass, with aluminum shutters with electric motor drive. - The storage rooms are equipped with a fire alarm system, mechanical and natural ventilation, first-class ceramics and smoothed and painted walls with

semi-dispersive paint. - Garages and parking spaces will have a main entrance ramp with remote control electric motor, preparation for chargers for electric vehicles, video surveillance, video intercom and fire alarm. - Entrance anti-burglary and fire doors increase the level of security and ensure peace of mind. - Landscaping is planned by planting Mediterranean plants and trees, which will raise the entire project to a higher level of horticultural decoration of this beautiful Mediterranean residence for our future buyers. An automatic irrigation system is installed for the apartments on the ground floor and especially for all common parts of the building. Pedestrian and vehicular sections will be paved, and rainwater drainage will be implemented. \*APARTMENT A-P-L This two-bedroom apartment is located on the ground floor and includes a storage room of 5.10 m<sup>2</sup> and one covered parking space of 12.50 m<sup>2</sup> net, and consists of; Entrance hall - 10.80 m<sup>2</sup> Living area - 29.20 m<sup>2</sup> Comprising of living room, kitchen, and dining area. Bedroom 1 - 10.80 m<sup>2</sup> Bathroom 1 - 4.50 m<sup>2</sup> Bedroom 2 - 12.60 m<sup>2</sup> Bathroom 2 - 4.20 m<sup>2</sup> Wardrobe - 4.60 m<sup>2</sup> Storage room - 5.10 m<sup>2</sup> Covered terrace - 19.30 m<sup>2</sup> Adjacent garden - 122 m<sup>2</sup> Apartment area excluding terrace and garden: 81.80 m<sup>2</sup> Gross apartment area includes (living area, garden, covered terrace, storage room, and parking space) totaling: 240.70 m<sup>2</sup> IMPORTANT! The stated price refers to the net area with included coefficients which amounts to: 109.98 m<sup>2</sup> The property is purchased from a secure and reliable investor with many years of experience and several extremely successful projects, which is a guarantee of additional security and quality. The buyer is exempt from paying real estate sales tax. START OF CONSTRUCTION; 03/2024 year. COMPLETION OF CONSTRUCTION; 05/2025 year. For a viewing and a pleasant experience of buying real estate, 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: IS1512895

## Additional contact info

Reference Number: 620018  
Agency ref id: IS1512895