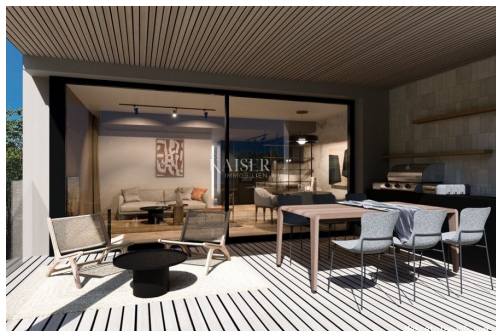


## Istra, Novigrad - luksuzni stan u izgradnji, Novigrad, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Novigrad - luksuzni stan u izgradnji
Property for:	Sale
Property area:	96 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Terrace area:	20 m <sup>2</sup>
Price:	488,000.00 €
Updated:	Oct 07, 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

Elevator:	yes
Energy efficiency:	In preparation

### Parking

Number of parking spaces: 2

## Description

Description:

Apartment B-2-D Kaiser Immobilien offers for sale a luxurious new building in Novigrad, only 800 m from the sea, beautiful beaches and the historic center of the city. Novigrad is well connected by traffic to all parts of Istria, as well as to neighboring countries, and is only a 5-minute drive away by highway. The construction includes 2 separate buildings with a total of 16 apartments. Both buildings are spread over 3 floors, and have a sea view. The parking space is provided with 24 covered parking spaces and a storage room for each apartment. The facilities will be equipped with an elevator, video surveillance of the entrance area, and space for storing bicycles. These high-end apartments in the elite part of Novigrad will be equipped with top-quality Italian ceramics that fit perfectly into any type of design, and with first-class oak parquet, 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 are 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 mechanical and natural ventilation, first-class ceramics and polished and painted walls with semi-dispersive paint. Garages and parking spaces will have a main entrance ramp with a remote-controlled electric motor, preparation for chargers for electric vehicles, video surveillance and a video intercom. Anti-burglary and fire-resistant entrance doors increase the level of security and ensure peace of mind. Landscaping is planned with the planting of 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. Underfloor heating throughout the apartment and a DAIKIN multi split heating and cooling system for each room. Remote control of the heating and cooling system via smart phone. Pvc decking floor coverings on the terraces and covering the ceiling of the terrace with slats. This beautiful apartment is located on the second floor, accessible by elevator. The living area of the apartment is 77 m<sup>2</sup>, which includes an entrance hall, living room and kitchen, 2 bedrooms, 2 bathrooms and a storage room where you can place a washing machine and dryer and other household appliances that you use every day. The apartment has a covered terrace of 20 m<sup>2</sup> with an outdoor kitchen and space for a large table. The apartment also has an external storage room of 5 m<sup>2</sup> and two parking spaces. The works have already started in March 2024, and it is expected that this luxury project will be ready for you in May 2025. Don't miss your chance to be a part of this enchanting seaside paradise in the making. The buyer is exempt from paying real estate sales tax in the amount of 3%. The stated price in the amount of EUR

488,000.00 refers to the square footage with coefficients included. Agency commission is 3%+VAT Distance: Pula Airport - 80 km Ljubljana - 136 km Munich - 537 km Vienna/Vienna - 518 km Prague - 844 km For additional information and viewing, contact your agent by email: dean.cvitko@kaiser-immobilien.hr or phone number: 00385 91 5284449 ID CODE: 114-147

### Additional contact info

Reference Number: 649715  
Agency ref id: 114-147