

**ĐAKOVO!NOVOGRADNJA!STAN U PRIZEMLJU,TROSOBNI STAN
PODRUMOM,TERASOM I GARAŽOM U URBANOJ VILI
77M2,PRILIKA!TOP DESTINACIJA!, Đakovo, Flat**

**Seller Info**

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About us: Ured RE/MAX Addo Nekretnine nalazi se u srcu osječko-baranjske županije. Ured za nekretnine funkcionira zajednički sa geodetskim uredom ADDO. Nalazimo se na adresi: Vijenac 107.brigade HV 3 u Valpovu. Ovdje ćete pronaći sve odgovore o prodaji, najmu/zakupu ili o bilo kojoj informaciji vezano za Vašu nekretninu. Također, otvaranjem ovog ureda za nekretnine zaokružili smo jednu dobru priču od svih geodetskih usluga, preko etažiranja, vještačenja do samog kraja prodaje ili najma. Našim klijentima možemo ponuditi i snimanje nekretnina iz zraka, dronom te vrhunsku obradu snimaka. Cilj nam je ugoditi klijentima

koji potražuju stan, kuću ili poslovni prostor, te im pomoći u donošenju odluka dajući im savjete naših iskusnih zaposlenika. Klijent je uvijek na prvom mjestu, zato i prilagođavamo naše usluge po željama i nudimo niz besplatnih usluga i informacija o tržištu nekretnina.

Ured RE/MAX Addo Nekretnine usko surađuje sa ostalim RE/MAX uredima iz Hrvatske, ali i s uredima u 95 zemalja širom svijeta. Taj način suradnje povezuje nas u sustavu sa stotinjak ostalih agenata čija međusobna suradnja pripomogne u bržoj realizaciji posla.

Za kraj želimo reći našim klijentima da im stojimo na usluzi svakoga dana. Tu smo da im pomognemo u kreiranju njihove budućnosti jer znamo da je kupnja ili prodaja nekretnine veliki korak i ne događa se često u životu.

Listing details

Common

Title:	ĐAKOVO!NOVOGRADNJA!STAN U PRIZEMLJU,TROSOBNI STAN PODRUMOM,TERASOM I GARAŽOM U URBANOJ VILI 77M2,PRILIKA!TOP DESTINACIJA!
Property for:	Sale
Property area:	77 m ²
Floor:	2
Bedrooms:	3
Bathrooms:	1
Terrace area:	9 m ²
Price:	121,000.00 €
Updated:	Oct 15, 2024

Condition

Newbuild:	yes
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Built: 2024

Location

Country: Croatia
State/Region/Province: Osječko-baranjska županija
City: Đakovo
City area: Đakovo
ZIP code: 31400

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: A+



Heating

Central heating: yes

Parking

Garage: yes
Number of parking spaces: 1

Description

Description: **NEW!NEW!NEW! NEW CONSTRUCTION APARTMENTS FOR SALE!** For sale are luxury apartments in an urban villa in an excellent location in a quiet street in Đakovo, in the immediate vicinity of the center, shops, cathedral, stables, health center, post office, shops, bus station and all other facilities necessary for a functional life. We offer: GROUND FLOOR APARTMENT WITH BASEMENT 77 M2, TERRACE, GARAGE AND PART OF THE YARD 20 M2. 1 FLOOR APARTMENT OF 74.29 M2 WITH TERRACE AND GARAGE. APARTMENT ON THE 2nd FLOOR OF 75.00 M2 WITH TERRACE AND GARAGE. All apartments have underfloor heating, Valliant condensing boiler and air conditioner 3.5 kw inventory, internet in every room. The floor coverings of all rooms in the apartments are modern laminate, while the kitchen, corridors and basement are modern Italian ceramics. The bathrooms are equipped with sanitary devices of high quality and standard, as well as single-lever fittings, modern ceramics, built-in kettles, and a shower area with a glass partition and floor siphon, and a

ladder. PVC joinery with three-layer iso glasses with remote control and Salamander aluminum blinds. Intercom Security door. External thermal insulation 15 cm. Each apartment has a closed garage of 20 m² with connected electricity and water. The building was built with 25 cm concrete blocks. The thermal facade is made by installing 15 cm thick styrofoam. In addition to the attractive design, the urban villa has a higher standard of energy efficiency A+. With proven safety and quality and the deadline for moving in at the end of 12 months in 2024.

GROUND FLOOR APARTMENT WITH BASEMENT 76.82 m² AND GARAGE 20 m² AND YARD 20 m² CONSISTS OF: LIVING ROOM, KITCHEN AND DINING ROOM 21.88 m² BATHROOM 4.35 m² ROOM IN THE BASEMENT 10.72 m² ROOM IN THE BASEMENT 14.60 m² CORRIDOR AND STAIRCASE 6.63 m² COVERED PART OF THE TERRACE 4.57 m² UNCOVERED PART OF THE TERRACE 5.19 m²

----- TOTAL 76.82 m² The price of the apartment is 121,000.00 euros, payment by pre-contract (down payment) 10% or by agreement. APARTMENT: 2ND FLOOR CONSISTS OF: LIVING ROOM, KITCHEN AND DINING ROOM 33.09 m² ROOM 1 10.33 m² ROOM 2 13.09 m² BATHROOM 4.65 m² LAUNDRY AND TOILET 4.46 m² BALCONY 4.56 m² CORRIDOR 4.72 m²

----- TOTAL 74.90 m² The price of the apartment is EUR 163,000.00, payment by pre-contract (down payment) 10% or by agreement. APARTMENT: 1 FLOOR CONSISTS OF: LIVING ROOM, KITCHEN AND DINING ROOM 32.98 m² ROOM 1 10.11 m² ROOM 2 12.98 m² BATHROOM 4.35 m² LAUNDRY 4.46 m² BALCONY 4.56 m² CORRIDOR 4.49 m² -----

TOTAL 74.29 m² The price of the apartment is EUR 161,000.00, payment by pre-contract (down payment) 10% or by agreement. Location: This modern urban villa is located near the very center of Đakovo. The building is located in a quiet residential area (cul-de-sac), near the center and all city facilities. Thanks to their position, the apartments are intended for those who want all the facilities offered by the center of Đakovo to be easily accessible and yet want to have enough living space, as well as the comfort and convenience that this modern urban villa provides. The building has a unique project that provides a wide variety of room layouts. It is certain that with any choice you will get a modern and well-designed apartment in a quiet residential location. Also, whoever takes out a loan has the right to a so-called green loan and his interest is reduced by 0.10%. Safe shopping!! Sale of apartments through an authorized licensed real estate agency!! For additional information, you can reach me on phone +385992110253, Viber, WhatsApp, by message. ID CODE: 2077

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