

NAJPOŽELJNIJA NOVOGRADNJA U GRADU - STAN A-P-D, PRIZEMLJE S VRTOM, Novigrad, Appartamento



Info venditore

Nome: Dogma Nekretnine
Nome: Dogma
Cognome: Nekretnine
Nome della ditta: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
Paese: Croatia
Region: Primorsko-goranska županija
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Riguardo a noi: Dogma immobiliari s.r.l. e una società di intermediazione immobiliare presente sul mercato da più di 10 anni. Da una piccola agenzia con due impiegati siamo diventati una ditta con più di 40 impiegati. In questo periodo con il nostro lavoro ed il rapporto verso i nostri clienti siamo diventati l'agenzia più grande nella provincia Littoraneo-montana ed una delle più grandi in Croazia.

La nostra agenzia impiega 35 agenti educati i quali assistono e seguono i clienti dalla presentazione dei immobili sino al momento dell' acquisto.

Gli agenti con il loro lavoro, la professionalità e la conoscenza del mercato fanno di tutto per soddisfare i desideri e le necessità dei nostri clienti.

L'agenzia ha il proprio servizio legale (l'avvocato e il giurista) il quale offre ai nostri clienti i consigli legali e si occupa di tutti gli affari giuridici necessari. L'agenzia Dogma Immobiliari con il suo servizio legale garantisce la sicurezza nella compravendita immobiliare.

L'agenzia possiede la più grande base d'informazioni sull'acquisto delle immobili nella nostra regione che contiene più di 15.000 appartamenti, 5.000 case, 2.000 appartamenti vacanzieri e altrettanti terreni, cosicché ogni cliente può trovare l'immobiliare desiderato. Per accelerare la vendita abbiamo una base con più di 30.000 clienti potenziali. In ogni caso, se riflettete sull'acquisto o la vendita dell'immobiliare l'agenzia Dogma Immobiliari è certamente la scelta giusta.

Dettagli annunci

Comune

Titolo:	NAJPOŽELJNIJA NOVOGRADNJA U GRADU - STAN A-P-D, PRIZEMLJE S VRTOM
Proprietà per:	Sale
Square Feet:	253 m ²
Numero di piani:	2
Stanze da letto:	3
Bagni:	2
Formato Garden:	130 m ²
Superficie terrazzi:	23 m ²
Prezzo:	568,316.00 €
Pubblicato:	29.10.2024

Stato

Nuova costruzione: si

Built: 2025

Collocazione

Nazione: Croatia
Stato / Regione / Provincia: Istarska županija
Città: Novigrad
Zona della città: Novigrad
Poštanski broj: 52466



Permessi

Permesso di costruzione: si
Permesso di locazione: si
Certificato di proprietà: si

Additional information

Efficienza energetica: A+

Parcheggio

Numero di posti auto: 1

Descrizione

Informazioni aggiuntive: **NEW ON THE MARKET! "ONCE IN A LIFETIME" EXCLUSIVE NEW BUILD IN NOVIGRAD.** Welcome! Luxury new construction is one of the newest and highest quality building projects in Novigrad, just 800 meters away 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, which we can literally say is a joy of life. Creative and playful solutions that will blend perfectly with nature and the surroundings guarantee warmth and naturalness of materials. Enjoy the luxurious lifestyle in the sunny town of Novigrad, where each apartment will have spacious and covered terraces making your outdoor stay even more pleasant and soothing, with unforgettable sea and city views 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 sizes ranging from 55.55 m² to 136.36 m². The apartments will be one-bedroom, two-bedroom, and three-bedroom, equipped with 1, 2, or 3 bathrooms, excellent layout, and excellent communication between rooms. Parking space for your vehicles is provided with 24 covered parking spaces (12 per building) and storage for each apartment offered. The buildings will be equipped with an elevator with an exit station on each floor, video surveillance of the entrance area, and a bicycle storage room. **LOCATION:** The town of Novigrad is an ancient town that flourished during the famous Carolingian Renaissance. Located on the western coast of Istria, it is one of the most beautiful gems of the

Adriatic Sea, proudly representing the tourist, economic, and cultural center of western Istria today. It provides a pleasant and safe place to stay and live throughout the year, accompanied by many amenities for 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, air conditioning units placed on the roof of the building, while ground floor apartments will be located on green areas. Natural ventilation of rooms is provided in all areas. All apartments will be equipped with top-quality Italian LEA Nextone Ceramiche ceramics that perfectly complement any design, along with premium oak parquet, class Country, the whole story will take on its final glamorous style. Catalano Italy 52 toilets with soft close system, Inda Village washbasin with Paffoni Light basin mixer, Paffoni Light shower mixer with rain and hand effect, and Novellini Kali 2P shower doors are 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, top-quality ceramics, and plastered and painted walls with semi-dispersive paint. Garage and parking spaces will have a main entrance ramp with an electromotor for remote control, preparation for electric vehicle chargers, video surveillance, and a video intercom. Entrance anti-burglary and fire doors raise the level of security and ensure peace of mind. Landscaping includes 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. Sanja Kos, [5.4.2024. 13:28] Automatic irrigation system is installed for ground floor apartments and especially for all common areas of the building. Pedestrian and vehicular parts will be paved, and rainwater drainage will be carried out. **APARTMENT A-P-D** This two-bedroom apartment is located on the ground floor and includes a storage room of 4.70 m² and 1 covered parking space of 12.50 m², consisting of: Entrance hallway - 11.60 m² Living area - 29.20 m² Comprising a living room, kitchen, and dining area. Bedroom 1 - 10.60 m² Bathroom 1 - 4.50 m² Bedroom 2 - 12.60 m² Bathroom 2 - 4.30 m² Walk-in closet - 4.50 m² Storage room - 4.30 m² Covered terrace - 23.70 m² Adjacent garden - 130.60 m² Apartment area excluding terrace and garden: 81.60 m² The gross area of the apartment includes (residential area, garden, covered terrace, storage room, and parking space) and amounts to: 253.10 m² **IMPORTANT!** The stated price refers to the net area with included coefficients, amounting to: 112.54 m² The property is purchased from a safe and reliable investor with many years of experience and several highly successful projects, which guarantees additional security and quality. **THE BUYER IS EXEMPT FROM PAYING REAL ESTATE TRANSFER TAX!!** **START OF CONSTRUCTION: 03/2024. COMPLETION OF CONSTRUCTION: 05/2025.** For viewing and a pleasant real estate buying

experience, contact us with confidence: FILIP MARIĆ Licensed Agent +385
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Ulteriori informazioni di contatto

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