

# Apartment

## Novigrad, Istria



<b>Ref</b>	RE-U-33644
<b>Type</b>	Apartment
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Novigrad
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	75 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 270 000

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Apartment in Novigrad, mere 250 meters from the sea!  
Rare opportunity!

It is an apartment on the second floor of a residential building with a total area of 75 m<sup>2</sup>.

The apartment consists of a kitchen, dining area, living room with access to a balcony, 2 bedrooms, a bathroom, and a separate toilet.

The property also includes a storage room in the building's basement, and parking spaces are available next to the building.

With an excellent location near the sea, this property is perfect for a vacation home or year-round living.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## **Property advantages:**

Storage  
Urbanized

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Price per m<sup>2</sup>:  
3.600 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.158 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.183 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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