

# New development

## Karigador, Brtonigla, Istria



<b>Ref</b>	RE-U-34380
<b>Type</b>	New development
<b>Region</b>	Istria › Novigrad
<b>Location</b>	Karigador, Brtonigla
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	290 m
<b>Floorspace</b>	80 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 291 000

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We are pleased to offer a newly constructed complex located in Karigador, just 250 meters from both landscaped and natural beaches.

Sample apartment in this complex is an 80.55 m<sup>2</sup> apartment with an additional yard area of 79.25 m<sup>2</sup>.

### **Layout:**

The apartment offers a total of 159.80 m<sup>2</sup> of space, including the interior (80.55 m<sup>2</sup>) and the outdoor atrium (79.25 m<sup>2</sup>). Upon entering, there is a hallway that separates the private living areas from the common spaces, as well as a designated wardrobe area. The main living area is open and airy, combining the living room, dining area, and kitchen, with direct access to a covered outdoor terrace of 26.30 m<sup>2</sup>. In the more private section of the apartment, you'll find two bedrooms and one bathroom.

### **Yard:**

The 79.25 m<sup>2</sup> yard is accessible from the apartment's terrace and can be customized by the future owners according to their preferences. Additionally, there is a covered parking area for two cars, which is included in the price.

### **Additional Information:**

- All apartments are equipped with air conditioning for both cooling and heating.
- Located just 250 meters from natural beaches.
- A swimming pool can be added later if desired.
- The listed price applies to legal entities; private individuals should note that VAT will be added.

**More apartments are available in the same residence:**

34379 - Ground floor - 80 sq.m. - 1  
bedroom - 310 000 eur  
34378 - 1st floor - 220 sq.m. - 4

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bedrooms - 480 000 eur

34377 - Ground floor - 111 sq.m. -

4 bedrooms - 480 000 eur

34376 - Ground floor - 80 sq.m +

garden 97 sq.m. - 2 bedrooms -

298 000 eur

34375 - 1st floor - 220 sq.m. - 4

bedrooms - 480 000 eur

34374 - Ground floor - 109 sq.m.

+ garden 156 sq.m. - 1 bedroom-

275 000 eur

If you have any questions or need further information, please don't hesitate to contact us!

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.

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Price per m<sup>2</sup>:  
3638 €

Average price/m<sup>2</sup> of this type  
in this region:  
5082 €

Median price/m<sup>2</sup> of this type  
in this region:  
5436 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4287 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4005 €



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