

House

Novigrad, Istria



Ref	RE-U-17791
Type	House
Region	Istria > Novigrad
Location	Novigrad
Front line	Yes
Sea view	Yes
Distance to sea	0 m
Floorspace	84 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 159 000

Floating house right on the water with a view of the sea and the marina in Novigrad!

Amazing sea views!

20 houses like that will be available for sale!

It is recommended for corporate investor to buy those as investment for further renting!

Total area of 84 m² with a beautiful terrace is for sale. It consists of a living room connected to the kitchen and dining room, 2 bedrooms and a bathroom.

There are 3 outdoor terraces on the property, with a total area of 50 m².

STANDARD EQUIPMENT:

The L-shaped kitchen is equipped with a refrigerator, freezer, glass-ceramic hob, extractor hood, stainless steel sink, fittings and cabinets under and above the kitchen counter.

The living room is equipped with a sofa, which can be stretched into a bed for 2 people (140 x 200 cm), a coffee table and a large wardrobe.

The dining room has a modern table and 4 upholstered chairs.

The bedroom is equipped with a double bed (160 x 200 cm) and wardrobes with a wall bridge.

The children's room has a bunk bed with two mattresses (80 x 200 cm) and one large wardrobe.

The bathroom has a large shower cabin (80 x 100 cm), cabinets with mirrors, a water heater, a sink with stainless steel fittings and a toilet bowl.

The house can be personalized according to the wishes of the customer.

This is an ideal opportunity for investment as a rental during the tourist season, but also for family life.

Great opportunity for renting! Such property is rented for 2500 eur per month.

Details:

The buyer needs to sign a concession contract with the marina for 10 years, and in Novigrad the fee is €3,950 per year.

Utilities are paid as a flat rate of €50 per month and €2,000 is paid as a fixed fee for sewerage to be connected (just once in a lifetime).

The house is registered as a vessel.

Price does not include VAT 25%.

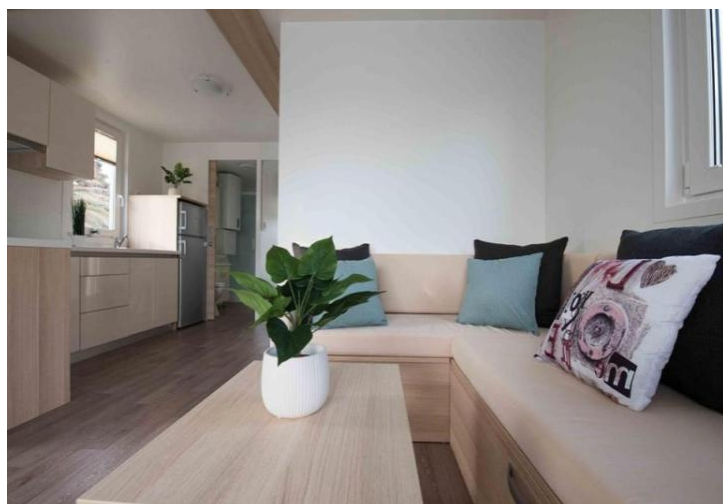
So, it is best to buy via company.

If you buy as a physical person, 25% of price will be added.

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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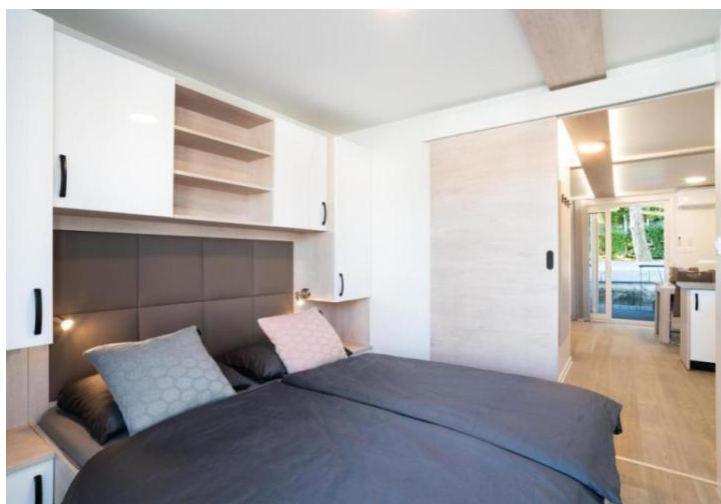
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Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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