

New development

Nin, Dalmatia



Ref

RE-LB-IRO1539

Type

New development

Region

Dalmatia › Zadar

Location

Nin

Front line

No

Sea view

Yes

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
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Distance to sea	400 m
Floorspace	50 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 181 908

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Modern new building in an attractive location in the historic town of Nin, 12 km from beautiful Zadar only 400 meters from the sea.

Excellent location 800 m from the famous Kraljičina beach and 1500 m from the very center of Nin with numerous tourist attractions.

This area near Nin is famous for its sandy beaches, rare to find in Croatia.

The building will be built on a plot of land of 1310 m² and will have a total of ten residential units.

All apartments will have a beautiful open view of the sea and Velebit.

The apartment A6 we represent now is located on the first floor of the building and has an area of 67.35 m². It consists of 2 bedrooms, 2 bathrooms, kitchen with dining room and living room, terrace of 6.7 m² with a wonderful view of the sea.

The apartment has 1 parking space. Price: €222 255.

Other apartments for sale - price list:

Ground floor:

~~A1: 48.21 m²; 1 bedroom, bathroom, kitchen with dining room and living room, terrace (11.1 m²), garden 825.6 m²), 1 parking space. The apartment has its own private entrance to the building. Price: €159,093~~

~~A2: 68 m²; 1 bedroom, bathroom, kitchen with dining room and living room, terrace (9.4 m²), garden (24.7), 1 parking space. Price: €243 612.~~

~~A3: 53 m²; 1 bedroom, bathroom, storage room, kitchen with dining room and living room, terrace (6.7 m²), garden (74.6 m²), 1 parking space. Price: €190 872.~~

A4: 50 m²; 1 bedrooms, 1 bathroom, kitchen with dining room and living room, terrace (9.7 m²), garden (74.6 m²), 1 parking space. Price: €181 908.

1st floor:

A5: 87 m²; 3 bedrooms, 2 bathrooms, kitchen with dining room and living room, large terrace (20.57 m²), 2 parking spaces. Price: €305 585.

~~**A7: 95 m²; 3 bedrooms, 2 bathrooms, kitchen with dining room and living room, terrace (9.7 m²), 2 parking spaces. Old Price: €333 060. New price 285 480 eur!**~~

2nd floor:

A8: 110 m²; 3 bedrooms, 2 bathrooms, kitchen with dining room and living room, covered terrace (19.7 m²). The staircase leads directly from the apartment to the spacious roof terrace of 104 m², 2 parking spaces. Old Price: €384 545.

New price 362,571 eur.

~~A10: 132 m²; 3 bedrooms, bathroom, toilet, kitchen with dining room and living room, covered terrace (9.7 m²)~~

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on the second floor and roof terrace (85.7 m²) which can be accessed directly by the stairs from the apartment, two parking spaces (24 m²). Price: 464 975.

Completion of construction 09/15/2024

Handover of keys until 12/31/2024

Excellent quality:

- 1) complete finishing included in the price (without furniture)
- 2) kitchen included in the price
- 3) air conditioners are included in the price
- 4) roller blinds in price
- 5) premium finishing in price
- 6) pergolas in price
- 7) solar panels included in price (general lighting)
- 8) mosquito nets included in the price
- 9) fireplace (upper floors) included in the price
- 10) smart home system in price.
- 11) parking/room/garden/terrace included in the price of a meter apartment

the customer is exempt from paying 3% tax because he buys from the company. And if the buyer makes a purchase on behalf of the company, then the price is indicated gross.

That is, VAT in the amount of 25% can be compensated. And thus, the price becomes 25% lower.

Perfect offer!

Bank Financing:

Credit Conditions Summary for Croatian Nationals Living and Working Abroad, and Foreign Nationals Without Residency in Croatia.

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For Croatian nationals residing and employed abroad, eligible applicants include those with residence and employment in an EU country, a member state of the European Economic Area (EEA) (Iceland, Liechtenstein, Norway), or Switzerland.

Credit Terms for Croatian Nationals Abroad:

- **Loan Amount:** Up to 80% of the property's official appraised value.

- **Maximum Loan Amount:** Generally up to €400,000 - €450,000 (loans up to €800,000 may be considered, subject to approval).
 - **Interest Rate:** Current rates range from 3.69% to 4.19%.
 - **Collateral Requirement:** Only available with a mortgage.
 - **Maximum Age:** Up to 75 years, though most banks set a maximum of 67 years.
 - **Maximum Loan Duration:** Up to 30 years.
 - **Property Insurance:** Mandatory.
 - **Additional Insurance Requirements:** Some banks require accident or life insurance.
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Credit Conditions for Foreign Nationals

Foreign nationals are eligible for credit **only if they hold EU citizenship**. Some banks finance only those EU countries where the Euro (€) is the official currency.

- **Loan Amount:** Typically between 50% and 70% of the property's official appraised value, depending on the bank and loan size (with a minimum 30% down payment required).
 - **Maximum Loan Amount:** Up to €400,000 - €450,000.
 - **Interest Rate:** Current rates range from 3.89% to 4.19%.
 - **Collateral Requirement:** Only available with a mortgage.
 - **Maximum Age:** Up to 67 years.
 - **Maximum Loan Duration:** Up to 30 years.
 - **Property Insurance:** Mandatory.
 - **Additional Insurance Requirements:** Some banks require accident or life insurance.
-

This summary offers a clear overview of the main lending terms for Croatian nationals living abroad and foreign nationals seeking credit without Croatian residency.

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 m²:
3638 €

Average price/m² of this type
in this region:
3688 €

Median price/m² of this type
in this region:
3904 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

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