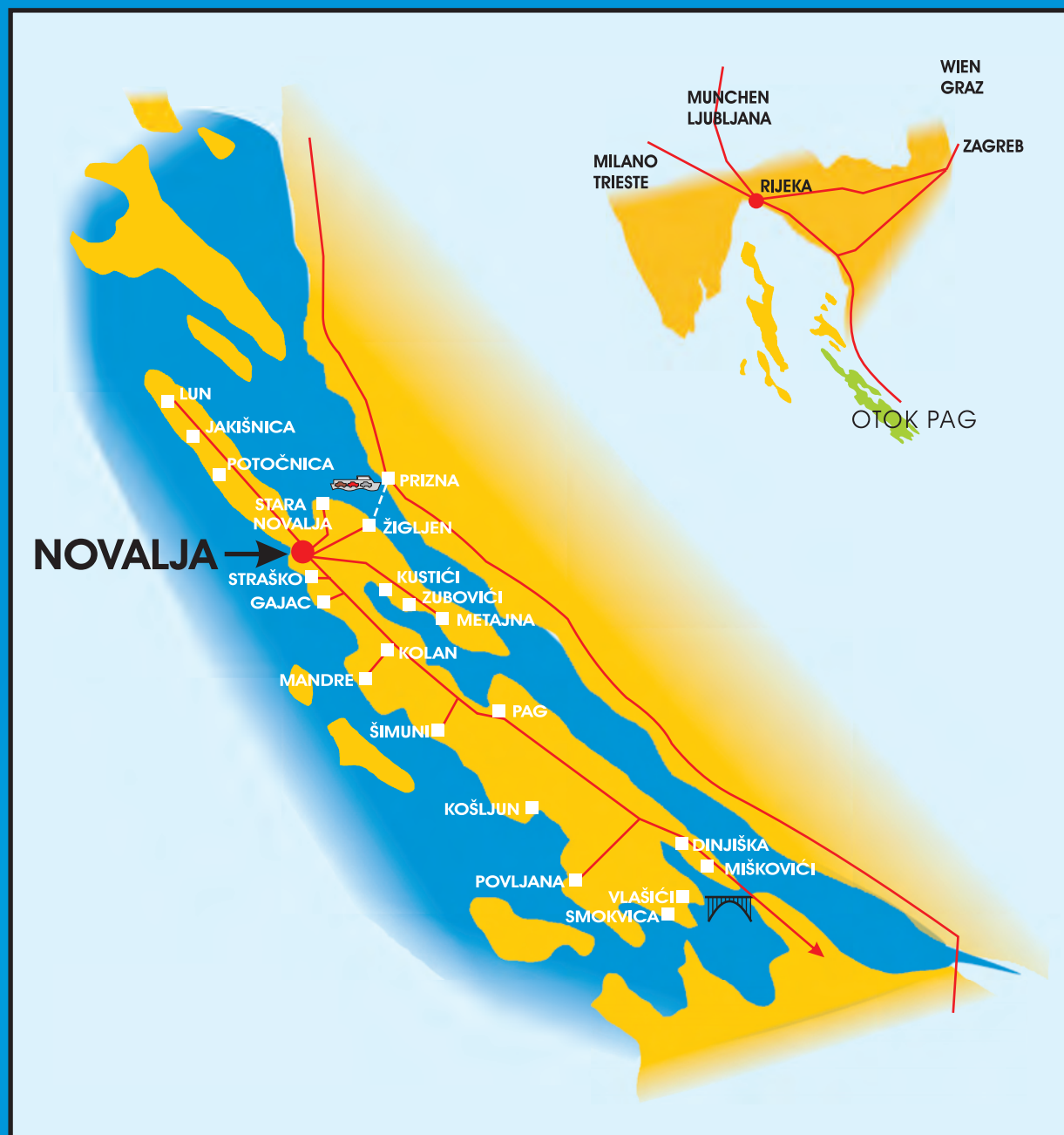




NOVI PROJEKTI - NEW PROJECTS

**22 APARTMANA
APARTMENTS**



**TOP LOKACIJA
ulica PUNTA MIRA
TOP LOCATION
PUNTA MIRA STREET**

**PRODAJA APARTMANA NOVALJA - GAJ
APARTMENTS FOR SALE NOVALJA - GAJ**

NOVALJA

www.novalja.hr

VARJAČIĆ d.o.o.

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Novalja



Poznata plaža "Zrće"
The famous beach "Zrće"



Novalja se nalazi na otoku Pagu i turističko je središte otoka. Novalja i otok Pag mjesta su u kojima se mediteranski ugođaj osjeća na svakom koraku, a gostoljubivost domaćih ljudi jedan je od najvažnijih razloga zbog čega nam se gosti uzastopno vraćaju.

Novalja je poznata kao mjesto brojnih specifičnosti, prvo i osnovno i većini turista najzanimljivije su svakako novaljske plaže. Osim plaža, Novalja svojim gostima nudi druge brojne sadržaje i široku paletu ponude, tako da odmor možete provesti na način koji vam najbolje odgovara. U Novalji svatko može naći svoj kutak koji će mu obogatiti dane provedene ovdje.

Dok će oni skloniji mirnijem tipu provođenja odmoru svoje trenutke provesti u šetnjama lijepim i opuštajućim krajolikom oni koji preferiraju aktivnije provođenje odmora i bavljenje sportovima pronaći će također svoj kutak na nekoj od brojnih lokacija koje nude takve sadržaje. Mladima je Novalja posebno zanimljiva zbog svoje sada već naširoko poznate zabave i klubova. Dođite, opustite se i odmorite, zabavite se i sačuvajte djelić Novalje i Paga za sebe i svoju obitelj odabirajući naših apartmana za drugi dom.



Novalja is situated on the island of Pag and it is the main touristic centre of the island. Novalja and the island of Pag are places where you can feel the mediterranean on every step. The hospitality of the domestic people is one of the main reasons why our guests keep coming back every year.

Novalja is a place of many specificities, in first place and to tourist most attractive are the beaches of Novalja. Beside the beaches, Novalja offers to its guests many other possibilities, so you can spend your vacancies in the way you like. In Novalja everybody can find a place for himself and enrich his stay.

If you want to spend your holidays calmly, away from the daily noise and stress, you can do so, taking walks thru the calming and relaxing landscapes. On the other side, people who want an active holiday can choose between lots of venues offering sports, entertainment and fun. Novalja is very attractive for young people, because of its well known nightlife. Come, relax, have a good time and keep a piece of Novalja and Pag for you and your family by choosing one of our apartments for your second home.

ZAŠTO KUPITI APARTMAN OD PODUZEĆA VARJAČIĆ d.o.o.?



Poduzeće Varjačić d.o.o., Krapina, samo u zadnjih šest godina u Novalji je izgradilo i prodalo više od 250 apartmana što je dokaz pozitivnog omjera kvalitete, cijene, dogovorenih rokova i što je najvažnije urednih dokumenata odnosno - UPORABNIH DOZVOLA koje garantiramo i isporučujemo za sve naše projekte. Kao kupci sami ste svjesni da na tržištu u današnje vrijeme ima svakojakih proizvoda - apartmana, stanova i sl., ali upravo zahvaljujući kvaliteti gradnje i korištenim vrhunskim materijalima, te pridržavanjem projekata sukladno građevinskim dozvolama i neprestanim praćenjem zakonskih propisa u vrlo kratkom vremenu postali smo najveći investitor na području Novalje. Pošto smo trenutno vlasnici velikih parcela na području Novalje i dalje nastavljamo rad na novim projektima sa kapacitetom izgradnje 40-50 apartmana godišnje.

Stoga kroz cijelu godinu nudimo nove projekte. Naravno - svojim kupcima - dajemo garanciju na izvedene radove, te pružamo mogućnost kupnje apartmana i na KREDIT.

Obratite nam se s povjerenjem, provjerite zašto su svi naši apartmani prodani velikim dijelom unaprijed u gradnji i što prije pronađite svoje mjesto pod suncem, svoj drugi dom.

Neki od izgrađenih i prodanih objekata



DOBRO ULOŽEN NOVAC

Česte su prognoze velikog porasta cijena nekretnina na Jadranu (vrijedi za nekretnine s urednom dokumentacijom), a pogotovo u Novalji koja je top turistička lokacija.

Ulaskom u EU otvaramo se prema europskom i svjetskom tržištu kojem je Hrvatska obala iznimno interesantna zbog svojih prirodnih ljepota, geografskog položaja i novonastalih uvjeta cestovne povezanosti. **Da li ćemo uskoro i u Novalji plaćati 3.500 eura/m² što se već dogodilo u Sloveniji?**

Nedavnom promjenom zakona o gradnji i sukladno novim prostornim planovima sve je teže doći do dobre pozicije u blizini mora. Ograničenje veličina objekata, smanjenje izgradivosti broja apartmana na parceli i povećanje kvadrature minimalne parcele, te uvođenje novih naknada za investitore kao i svakodnevna inflacija nabavke materijala, te sve veći interes kupaca rezultira neprestanim povećanjem cijena nekretnina po m². Uz korištenje, iznajmljivanjem vašeg apartmana možete još i dodatno zaraditi što znači da vaš novac nije samo pametno uloženo već i iznimno investirano.

WHY TO PURCHASE AN APARTMENT FROM COMPANY VARJAČIĆ d.o.o.?



Company Varjačić d.o.o., Krapina, has built and sold, only in the last 6 years, over 250 apartments, which is proof of a good proportion of quality, price and keeping the agreed terms, but most of all the regulated documentation - UTILISATION PERMIT - which we guaranty and regulate for all our projects. As potential buyers you are aware of the market and its offers of "all-kind" of real estate, but thanks to the quality of construction of the buildings and by using quality construction material and our adherence to the project according to the construction permit and our permanently keep up to the regulations of law, we became in shortest time, the leading investor in the area of Novalja. At this time we are owners of many construction parcels and we are continuing our work on new projects with a capacity of 40-50 apartments yearly.

That is why we are offering new projects during the whole year.

Of course, we give a guaranty to our clients and the possibility of buying the apartment thru a credit. Contact us and check out why the major part of our apartments is sold in advance during the construction and find your place beneath the sun - your second home.

Samples of the built and sold buildings



WELL INVESTED MONEY

The forecasts often say that there is going to be a high rise of prices on the Adriatic sea (concerning real estate with proper documentation), at most in Novalja as one of the most attractive tourist destinations.

By joining the European community the door to a new market will be opened where the croatian coast is very interesting because of its natural beauty, geographical location and the new built traffic connections. **Are we soon going to pay 3500€/m² in Novalja, as it already had happened in SLO?**

The recently changed laws concerning construction in accordance with the new environment plans made it difficult to get a good position near the coast. The limitation of the size of the building, the decrease of the number of apartments that can be build on the parcel and the increase of the square meters of the minimal construction parcel, as well as an implementation of new fees for the investors and the everyday growing inflation of construction material supply as well as the growing interest of buyers have brought to an unstoppable increase of real estate prices per m². Beside using the apartment yourself, you can rent it and get an extra profit what means that the money is not only well spented, but also very well invested.

INTERIJERI / INTERIORS



Tehnički opis



TEMELJI - armirano betonski,
ZIDOVI - opeka eko Međimurje 25 cm,
 - Demit fasada, Porotherm Wienerberger prezidi,
MEĐUKATNA KONSTRUKCIJA - armirano betonska,
POKROV - isoflex varena izolacija, tervol-kamena vuna,
 - bramac folija, bramac mediteran crijep,
KROVNI PROZORI - velux sa sjenitom,
OBRADA PROČELJA (FASADA) - silikatna žbuka u boji,
VANJSKA STOLARIJA, STUBIŠNA STIJENA
I ULAZNA VRATA STUBIŠTA - prvoklasna pvc stolarija 5 komora
PODOVI - keramika I. klase,
 - švicarski hrastov vodootp. laminat čvrstoće 31/ 8mm debljine,
STUBIŠTA - inox (rostfrei) ograde, granit
SANITARIJE - moderne talijanske
KLIMA UREĐAJI - htađenje + grijanje 3,7 KW,
PRIKLJUČCI - satelitska TV, zemaljska TV,
DIMNJACI - schiedel,
HIDRANTI
UNUTARNJA STOLARIJA - drvena stilska vrata,
ULAZNA VRATA U APARTMANE - drvena stilska protuprovalna

Technical data



FOUNDATION - ferro concrete
WALLS - brick eko međimurje 25 cm
 - Demit facade, - Porotherm Wienerberger partition
MEZZANINE CONSTRUCTION - ferro concrete
ROOF - isoflex isolation, tervol stone wool
 - bramac foil, bramac roof tiles mediteran
ROOF WINDOWS - velux with shade
FACADE - silikat mortar in colour
WINDOWS, STAIRWAY WALL AND DOOR
 - 1 st class PVC - 5 chambers
FLOORS - 1 st class tiles; in the rooms: high quality,
 waterproof swiss laminate oak design 31/8 mm
STAIRWAYS - inox (rostfrei) stairway fence, granite
SANITARY FACILITIES - modern; italian
AIR CONDITIONING - 3,7 KW cooling + heating
CONNECTIONS - satellite TV + ground TV
CHIMNEYS - Schiedel
HYDRANTS
DOORS - stylistic wooden doors
ENTRANCE DOOR - stylistic wooden security door



ABOUT THE APARTMENTS

The apartments are situated in the nearer environment of the city of Novalja, aprox. A 10 minutes walk from the centre of Novalja, in the village, called Gaj. The buildings are 150-200 m from the sea. There are a lot of beaches near the apartment buildings. The new built promenade leads you right to the centre, while using your car, you can quickly come to any place in Novalja or its surroundings.

In each building are 11 apartments from 38-50 m². In most of the apartments we have managed to make a perfect room plan. Two bedrooms, a living room with kitchen, a bathroom with toilette and a big terrace. The apartments in the ground-floor will have additional gardens (aprox. 25-100 m²) which will be charged according to agreement. From each apartment you have a beautiful view on the sea and the nearby islands.

We made great effort to create the environment of each building, by carefully choosing and planting mediteranean plants making the environment look warmer and more beautiful. Every apartment has its own parking space. By carefully picking the material, location and idea, we had the goal to built comfortable apartments to be able to provide our clients the pleasure of purchase and living.



OPĆENITO O APARTMANIMA

Apartmani su smješteni u užem području grada Novalje u naselju Gaj na udaljenosti cca 10 min šetnjom od centra grada. Udaljenost objekata je 150-200 metara od mora. Apartmani se nalaze u blizini mnogih novaljskih plaža. Novoizgrađena šetnica uz more vodi vas do grada dok automobilom brzo možete stići do bilo kojeg odredišta u Novalji i okolici.

U svakoj od 2 zgrade nalazi se po 11 apartmana veličine od cca 38 m² do 50 m². U većini apartmana dobiven je odličan raspored prostorija s dvije odvojene spavaće sobe, dnevnim boravkom s kuhinjom, kupaoionicom s WC-om i velikom terasom. Stanovi u prizemlju imati će i dodatne vrtove (cca 25-100 m²) koji će se definirati prilikom etažiranja i koji će se naplaćivati posebno prema dogovoru. Iz svakog apartmana pruža se pogled na novaljsko more i obližnje otoke.

Posebno je vođeno računa o okolišu svake zgrade koji je s izrazitom pažnjom uređivan. Zasađeno je mediteransko bilje i raslinje čineći tako zgrade ljepše i toplije. Svaki stan također ima parkirno mjesto i dovoljno ostalog slobodnog prostora.

Pažljivim biranjem materijala, lokacije i ideje s ciljem da izgradimo što prikladnije i komfornije stanove, budućim vlasnicima želimo pružiti maksimalan osjećaj zadovoljstva kupnje i stanovanja.





POGLED NA MORE / VIEW ON THE SEA



DVIJE POTPUNO ISTE ZGRADE, SVAKA SA 11 APARTMANA.
TWO COMPLETELY SIMILAR BUILDINGS, 11 APARTMENTS IN EACH.

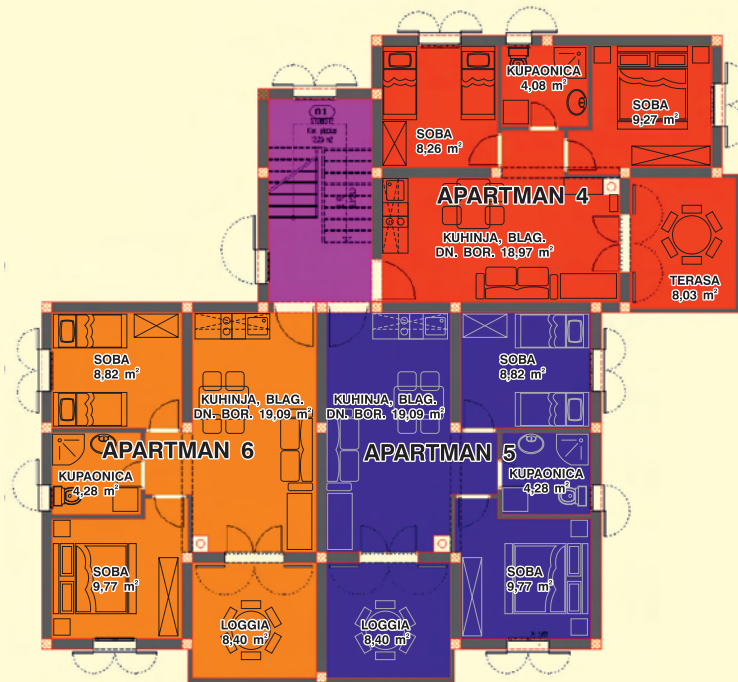


POGLED NA MORE / VIEW ON THE SEA

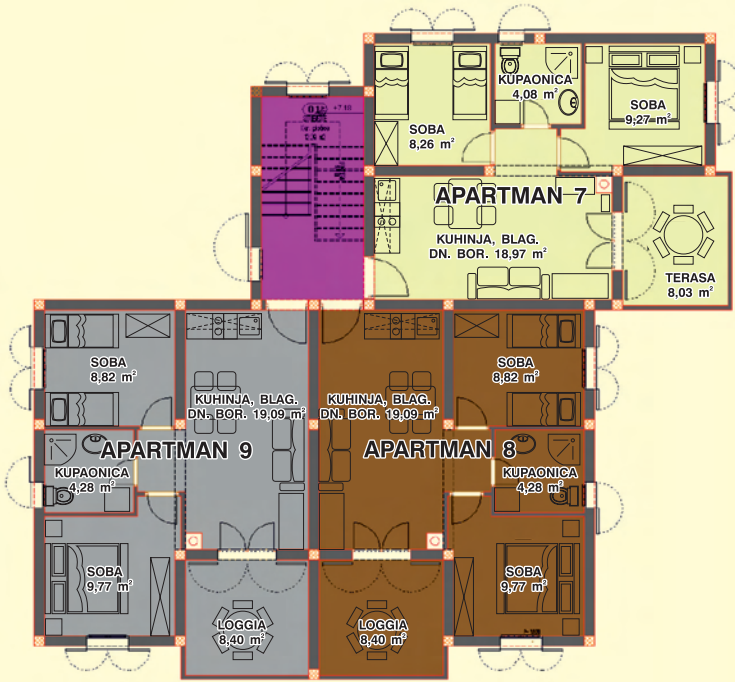
TLOCRT PRIZEMLJA / GROUND FLOOR PLAN



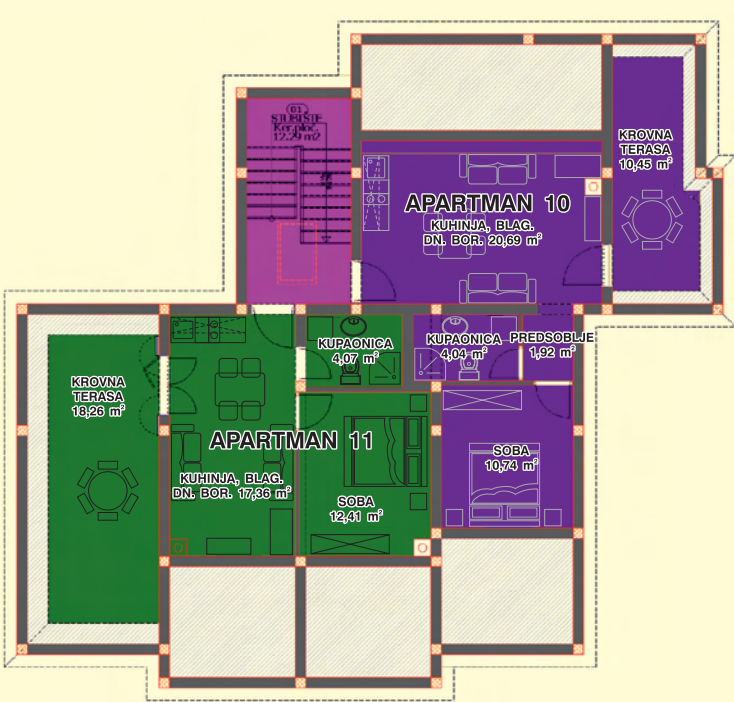
TLOCRT PRVOG KATA / FIRST FLOOR PLAN



TLOCRT DRUGOG KATA / SECOND FLOOR PLAN



TLOCRT POTKROVLJA / ATTIC FLOOR PLAN



Zgrada 1,2 / Buildings 1,2
Površine i tlocrti apartmana.
Surfaces (ground-plans) of the apartments

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m²) Floor size (m²)	Korisna pov.(m²) Effective size (m²)	Parking
Apartman/Apartment 1	priz./ground floor	48,61	44,60	DA / YES
Apartman/Apartment 2	priz./ground floor	50,36	48,26	DA / YES
Apartman/Apartment 3	priz./ground floor	50,36	48,26	DA / YES
Ukupno / Total:		149,33	141,12	

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m²) Floor size (m²)	Korisna pov.(m²) Effective size (m²)	Parking
Apartman/Apartment 4	1.kat/1.floor	48,61	44,60	DA / YES
Apartman/Apartment 5	1.kat/1.floor	50,36	48,26	DA / YES
Apartman/Apartment 6	1.kat/1.floor	50,36	48,26	DA / YES
Ukupno / Total:		149,33	141,12	

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m²) Floor size (m²)	Korisna pov.(m²) Effective size (m²)	Parking
Apartman/Apartment 7	1.kat/1.floor	48,61	44,60	DA / YES
Apartman/Apartment 8	1.kat/1.floor	50,36	48,26	DA / YES
Apartman/Apartment 9	1.kat/1.floor	50,36	48,26	DA / YES
Ukupno / Total:		149,33	141,12	

Opis objekta Facility description	Položaj Position in the facility	Podnapov.(m²) Floor size (m²)	Korisna pov.(m²) Effective size (m²)	Parking
Apartman/Apartment 10	potkrov./attic	47,84	40,00	DA / YES
Apartman/Apartment 11	potkrov./attic	52,10	38,41	DA / YES
Ukupno / Total:		99,94	78,41	