



Code :	ISV2540
Location :	Novigrad
Building size :	206.40 m2
Lot size :	498 m2
Distance from sea :	1000 m
Number of rooms :	3
Year of built :	2026
Heating :	underfloor heating
Energy efficiency :	processing

Price :	1.000.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

HOUSE UNDER CONSTRUCTION – TURNKEY SALE

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Offered for sale is a modern house currently under construction, which will be delivered to the purchaser fully completed on a turnkey basis, in accordance with the agreed construction and finishing specifications. The layout and designated use of all rooms are shown in detail in the attached floor plans, which form part of the property presentation. The purchase price of the fully completed turnkey property is EUR 1,000,000.

The proposed purchase and payment structure is designed to provide the purchaser with a high level of security throughout the remaining construction period.

Upon execution of the purchase agreement, the purchaser pays 50% of the total purchase price, amounting to EUR 500,000. As security for this payment, the purchaser will be entitled to register a mortgage over the property. At the same time, the necessary legal documentation, including the appropriate land-registry consent (tabular statement), will be prepared and executed at a lawyer's office.

The seller contractually undertakes to complete the property within approximately 6 to 7 months, in accordance with the agreed terms and specifications.

Upon completion of the house, the next portion of the purchase price becomes payable, while the purchaser retains the final 5% of the total purchase price until the occupancy permit has been issued.

Following completion of construction, the required documentation will be submitted for the issuance of the occupancy permit, which is expected to be obtained within approximately two months. Once the occupancy permit has been issued, the purchaser pays the remaining 5% of the purchase price. This purchase structure provides the purchaser with a transparent payment schedule, clearly defined completion obligations and appropriate legal security throughout the construction and completion period until the occupancy permit has been obtained.

The exact finishing and equipment specifications, completion deadlines,

payment schedule and security instruments will be defined in detail in the purchase agreement.

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