

<p>1.2. Ugovorne strane su suglasne da je Jedinica opremljena Inventarom. Inventar čini trajno ugrađeni namještaj, trajno ugrađene stvari i drugi predmeti koji se nalaze u Jedinici na dan prijenosa vlasništva kao što je navedeno u Prilogu br. 3. ovog Ugovora.</p>	<p>attached to this Agreement as Schedule no. 2 and constitutes an integral part of the Agreement. -----</p> <p>1.2. The Parties agree that the Unit is equipped with the Inventory. The Inventory consists of the furniture, fittings and other items within the Unit at the date of transfer of the ownership, as specified in Schedule no 3 hereof.</p>
<p>Uvjeti prodaje i jamstva Prodavatelja</p> <p>2.1. Temeljem ovog Ugovora Prodavatelj prodaje a Kupac kupuje Jedinicu opisanu u članku 1. ovog Ugovora, tako da Prodavatelj prodaje svoj cjelokupni suvlasnički udjel povezan s Jedinicom i s njime povezano vlasništvo relevantnog posebnog dijela nekretnine kako je opisano u članku 1.1. ovog Ugovora a Kupac, u viđenom stanju, kupuje te suvlasničke dijelove na temelju ovog Ugovora.-----</p> <p>2.2. Prodavatelj jamči Kupcu da je Jedinica opisana u članku 1. njegovo vlasništvo, te da, osim tereta upisanih u zemljišnim knjigama i opisanih u članku 5.1. ovog Ugovora, nije opterećena bilo kakvim pravima trećih osoba te da s Jedinicom u skladu s ovim Ugovorom može slobodno raspolagati.-----</p>	<p>Terms of sale and Seller Warranties</p> <p>2.1. In accordance with and subject to the conditions of this Agreement the Seller sells and the Buyer buys the Unit described in Article 1 of this Agreement, in the manner that the Seller sells his entire co-ownership share in relation to the Unit and thereto related ownership over the related separate part of the real property, as described in Article 1.1. of this Agreement, and the Buyer buys such co-ownership shares on the basis of this Agreement and as seen.-----</p> <p>2.2. The Seller warrants to the Buyer that the Seller owns the Unit described in Article 1 and that the Unit is not encumbered by any third party rights besides the burdens entered in the Land Register and described in Article 5.1. of this Agreement, and that the Buyer can freely dispose with the Unit on the basis of this Agreement.-----</p>
<p>Cijena i isplata</p> <p>3.1. Cijena nekretnine – Jedinice iz članka 1. bez PDV iznosi</p> <p style="text-align: center;">198.000,00 EUR (stodevedesetosam tisuća Eura)</p> <p>plativo u kunskoj protuvrijednosti prema važećem srednjem tečaju EUR/kn Erste & Steiermärkische Bank d.d., Rijeka, na dan plaćanja (dalje u tekstu: „Kupoprodajna cijena“). Na dan plaćanja će se utvrditi primjenjivi srednji tečaj.-----</p> <p>Prodavatelj i Kupac suglasno utvrđuju da se prema Zakonu o PDV-u primjenjuje tuzemni prijenos porezne obveze, temeljem kojeg obvezu obračuna PDV-a u poreznim i knjigovodstvenim evidencijama ima Kupac. --</p>	<p>Price and Payment</p> <p>3.1. Price of the real property – the Unit from Article 1, VAT excluded amounts</p> <p style="text-align: center;">EUR 198.000,00 (one hundred nighyeight thousand Euros)</p> <p>payable in kuna equivalent as per mid rate of the exchange rate EUR\KN that Erste & Steiermärkische Bank d.d., Rijeka applies on the day of the payment (hereinafter: the „Purchase Price“). Date of actual payment shall be used to calculate the said applicable mid rate.-----</p> <p>The Seller and the Buyer agree that VAT reverse charge is applied in accordance with the VAT Law, meaning the Buyer is obligated</p>