

## ISTRA, SAVUDRIJA - Moderan stan u prizemlju s vrtom 400m od mora, Umag, Flat



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, SAVUDRIJA - Moderan stan u prizemlju s vrtom 400m od mora
Property for:	Sale
Property area:	63 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Price:	310,000.00 €
Updated:	Jul 05, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Savudrija
ZIP code:	52470

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking	1

spaces:

## Description

Description:

ISTRIA, SAVUDRIJA - Modern apartment on the ground floor 400m from the sea. Entering Istria from the northwest, the first place you will come across is Savudrija, located on the very edge of the peninsula of the same name. The small fishing village rich in history was mentioned for the first time in the 12th century, and archaeological findings from the surrounding area show that this area has been inhabited since the Stone Age. The indented, predominantly rocky coast, interspersed with small pebble beaches and surrounded by rich Mediterranean vegetation, attracts a large number of tourists who are happy to return. It is an ideal combination for those who just want to rest, but also for tourists who want an active and adrenaline-filled experience. Cycling along numerous Roman monuments, trekking and jogging trails, sailing, diving and golf are only part of the rich tourist offer. An apartment on the ground floor of a modern building is for sale just 400m from the sea and beautiful beaches. The area of the apartment is 63 m<sup>2</sup> and consists of a kitchen with a dining room, a bathroom and 2 bedrooms. The apartment has a garage and a storage room. The underfloor heating is based on the "smart home" system. All facilities such as market, restaurants are located in the immediate vicinity. The golf course is 3 km away. The property is in the VAT system, the price is expressed with VAT Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25543

## Additional contact info

Reference Number: 543713  
Agency ref id: 25543