

## ISTRA, UMAG - Vrhunski 1S+DB s balkonom u novogradnji, 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, UMAG - Vrhunski 1S+DB s balkonom u novogradnji
Property for:	Sale
Property area:	40 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Balcony area:	5 m <sup>2</sup>
Price:	175,000.00 €
Updated:	Jul 06, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
Energy efficiency:	A



### Heating

Central heating:	yes
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### Parking

Garage: yes  
Number of parking spaces: 7  
Covered parking space: yes

## Description

### Description:

ISTRIA, UMAG - Superior 1BR+DB with balcony - Luxury new building We proudly present to you an exclusive one-bedroom apartment with an elevator in one of the most prestigious new buildings in Umag. This spacious apartment with a total area of 40 m<sup>2</sup> is located on the first floor of this imposing residential building. The apartment offers elegance and comfort, it consists of a spacious living room with a modern kitchen, a luxurious bedroom, an elegant bathroom, and a 5 square meter balcony. The apartment comes with a storage area of 3.08 m<sup>2</sup>, one outdoor covered parking space, making your daily life extremely practical. This apartment building was built with a professional approach and attention to detail. The building is designed from reinforced concrete monolithic construction with mezzanine panels for additional safety and stability. Inside the apartments, partition walls are made with double-thick plasterboard coverings, providing excellent thermal and sound insulation. The facade cladding is in the ETICS system with thermal insulation 10 cm thick, ensuring energy efficiency. New generation high-quality PVC carpentry with electric blinds provides additional comfort and safety. Each apartment is equipped with a top multisplit heating and cooling system, ensuring perfect temperature and economy. The apartments have their own meters for water and electricity, and sanitary water is heated using an electric boiler. In addition, each apartment has a telephone, antenna, TV and Internet connection, with a built-in video intercom for greater security. The apartment is covered with high-quality parquet in the rooms and living room, while the corridors and hallways are equipped with elegant tiles. With the highest quality materials and equipment, this apartment not only provides extraordinary comfort for living, but is also ideal for renting for tourist purposes. The planned completion of construction is in the middle of 2025, which will allow you to quickly enjoy all the advantages of this luxury apartment. The location is perfect, just 700 meters from the sea and the center of Umag, which allows you to enjoy all the charms of this beautiful Mediterranean city. General specifications of the building: Ground floor: - 1x studio apartment with garden - 18x apartments with one bedroom, living room, terrace and garden - 5x apartments with two bedrooms, living room, terrace and garden - 43x storage room 1st floor: - 26x apartments with one bedroom, living room, terrace and garden - 7x apartments with two bedrooms, living room, terrace and garden - 16x storage room 2nd floor: - 26x apartments with one bedroom, living room, terrace and garden - 7x apartments with two bedrooms, living room, terrace and garden - 16x storage room 3rd floor: - 24x apartments with one bedroom, living room and balcony - 7x apartments with two bedrooms, living room and balcony - 1x apartment with three bedrooms, living room, balcony and loggia - 14x storage Underground garage: - 74 parking spaces - 33 storage spaces Ground parking: - 26 covered parking spaces - 82

uncovered parking spaces Do not miss the opportunity to become the proud owner of this luxury apartment in Umag and enjoy an exclusive life experience in one of the most attractive new buildings on the market. For additional information and viewing of the apartment, contact our agency today. 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: 25594

### Additional contact info

Reference Number: 544300

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