

## ISTRA, UMAG - Luksuzan stan s pogledom na more, 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 - Luksuzan stan s pogledom na more
Property for:	Sale
Property area:	93 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Garden area:	78 m <sup>2</sup>
Price:	515,000.00 €
Updated:	Nov 16, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	In preparation

### Parking

Number of parking spaces:	1
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### Description

**Description:**

ISTRIA, UMAG - Luxurious apartment with a view of the sea The first town on the way to Istria from the north - Umag. It conquers with its variety and richness of offer. Umag is a small town that, through 45 km of coastline and an interesting hinterland, combines the peculiarities of the entire region and is perhaps the best introduction to a different experience of the Mediterranean. The city of Umag has a very interesting history. Roman nobles discovered it and decided to appropriate it as their summer residence. The splendor, opulence and glamor of those times are reflected even today in the Venetian houses of the old city core - parts of the walls and towers, as well as Renaissance and Baroque buildings and churches, have been preserved. Just a few minutes' drive from the town of Umag, only 200 meters from the sea, there is this beautiful modern apartment with a large garden! The apartment is located on the ground floor of a new modern building with an elevator. The total area of the apartment is 93 m<sup>2</sup>. It consists of a living room with a kitchen and dining room, 3 bedrooms, 2 bathrooms, a hallway, two terraces of a total of 10 m<sup>2</sup> with a wonderful view of the sea and olive groves. It is built from high-quality materials with floor heating using a heat pump and cooling using air conditioners. The apartment has a garden with an area of 78 m<sup>2</sup>, 1 parking space for use, its own storage room, and the possibility of buying a furnished basement between 33-37 m<sup>2</sup> with a toilet is offered. Due to its exceptional location and contents, this apartment is a great opportunity for all those who are looking for an attractive property near the sea, suitable for living or for use for tourist purposes. Beautiful beaches, various quality restaurants, cafes, promenades, bike paths, shops and various other necessary facilities are only a 3-minute easy walk away. The center of Umag is 10 minutes away by car. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25731

**Additional contact info**

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