

## ISTRA, UMAG (okolica) - Dvosoban stan u prizemlju sa vrtom 100m od mora, Umag, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 (okolica) - Dvosoban stan u prizemlju sa vrtom 100m od mora
Property for:	Sale
Property area:	65 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	100 m <sup>2</sup>
Terrace area:	8 m <sup>2</sup>
Price:	1.00 €
Updated:	Nov 16, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
Energy efficiency:	A+



### Heating

Central heating:	yes
------------------	-----

## Parking

Garage:	yes
Number of parking spaces:	1
Covered parking space:	yes

## Description

Description:

ISTRIA, UMAG (surroundings) - Two-room apartment on the ground floor with a garden 100m from the sea. Lovrečica is a small fishing village on the west coast of Istria, known for its beauty and clean sea. Some of the interesting contents in Lovrečica are the church of St. Lovre, Park Umag camp, bike paths and diving center. Welcome to the oasis of luxury and comfort, where this exclusive apartment is located, located only 100m from the beautiful Adriatic Sea. This wonderful abode is located on the ground floor, allowing you privacy, security and easy access to the breathtaking garden. Upon entering the apartment, you will be seduced by the magical and modern interior that invites you to enjoy every moment. The spacious kitchen and dining room offer everything you need to prepare delicacies, while the living room with access to the spacious terrace provides the perfect place to enjoy the beautiful view and the warm rays of the sun. The apartment has two spacious bedrooms and an elegant bathroom, allowing you the privacy and comfort you deserve. All interior elements have been carefully selected to create an atmosphere of relaxation and luxury. In addition, the apartment comes with one parking space to make your stay completely carefree and comfortable. In addition, the real value of this exclusive apartment lies in its access to all the amenities of a 5-star luxury resort. Inside the resort, you can enjoy the use of the large swimming pool, communal garden and relaxation area. The children's playground and gym will satisfy the needs of all family members, while the wellness and spa center provides the ultimate experience of enjoyment and well-being. This is the place where your dreams will come true. All you need is to relax, indulge in luxury and enjoy every moment spent in this amazing apartment in a top resort. Here, your everyday life will be filled with happiness, relaxation and incredible views that will leave you breathless. Come and experience the ultimate luxury and dream vacation in this beautiful apartment which is just a small part of what this resort has to offer. The property is subject to VAT. 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: 25955

## Additional contact info

Reference Number:	548362
Agency ref id:	25955
Contact phone:	+385 91 54 833 54