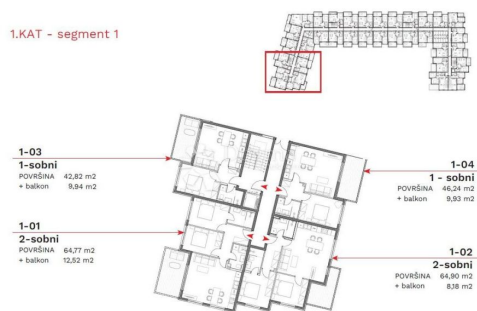


## Umag, novogradnja, stan jugozapadne orijentacije, Umag, Flat

1.KAT - segment 1



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Umag, novogradnja, stan jugozapadne orijentacije
Property for:	Sale
Property area:	77 m <sup>2</sup>
Floor:	1
Bedrooms:	3
Bathrooms:	2
Balcony area:	12 m <sup>2</sup>
Price:	270,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2025

### 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

Garage:	yes
Number of parking spaces:	2

Covered parking space: yes

## Description

Description:

Istria, Umag (Apartment 1-01) In the northwest of the Istrian peninsula, in the city of Umag. we offer modern apartments under construction. Umag has been an attractive destination for many years, known since ancient times as a summer residence, and today it is also known for its rich content throughout the year. The city has been declared the European City of Sports and hosts various events, concerts, shows and exhibitions. The new building is located in the immediate vicinity of shops, kindergartens, schools and within walking distance of the beaches. It consists of four entrances with a total of 122 apartments of various sizes. The apartments are connected vertically by elevators and stairs. The ground-floor apartments come with an attached garden for extra comfort. This project is ideal for young families and those looking for peace and rest. The expected completion of construction is June 30, 2025. This spacious apartment, with a total square footage of 77.29 m<sup>2</sup>, has a southwest orientation and is located on the 1st floor of the building. It consists of an entrance hall, 2 bathrooms, 2 spacious bedrooms, one of which is en suite (with its own bathroom) and a spacious living room with kitchen and dining room. The living room has access to a balcony of 12.52 m<sup>2</sup>. The apartment also has a storage room of 2.95 m<sup>2</sup>, 1 outdoor covered parking space, and a garage. The total square footage you are buying is 105.24m<sup>2</sup>. Technical characteristics: -reinforced concrete monolithic construction -partition walls made of double-thick plasterboard lining (W112) with additional heat and sound insulation -facade cladding-ETICS system, thermal insulation 10 cm thick - joinery, high-quality multi-chamber PVC profile system, lifting and sliding balcony walls - Electric blinds are installed in the rooms, while there are none in the living room - heating and cooling system through a multisplit air conditioning system (outdoor units are not visually exposed, roof, garage, ground floor), air conditioning unit in every room -each apartment has its own water and electricity meter -telephone, antenna TV, internet connection, video intercom - first-class large-format ceramics (hallway and bathrooms) -first-class parquet in all rooms The subject is in the VAT system. THE BUYER DOES NOT PAY 3% REAL ESTATE SALES TAX. Payment of 15% per pre-contract. ID CODE: IS1510452

## Additional contact info

Reference Number: 548449

Agency ref id: IS1510452