

## Umag, kvaliteta, pogled more, prostranost = hedonizam, Umag, Flat



### 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>  
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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, kvaliteta, pogled more, prostranost = hedonizam
Property for:	Sale
Property area:	92 m <sup>2</sup>
Floor:	1
Bedrooms:	4
Bathrooms:	2
Price:	416,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Bašanija
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, (S4) We often receive requests for apartments with a sea view, and that is exactly why they are so rare! If we add to that the quality of the performance, this apartment will win you over. Located just 4 km from the center of Umag, 2 km from the golf course and 12 km from the border crossing with Slovenia, it is also an excellent location choice. The apartment, with a net area of 92.50 m<sup>2</sup>, consists of a living room with an open-plan kitchen and dining room with access to a beautiful terrace of 16.79m<sup>2</sup> (8.39m<sup>2</sup> net) with a view of the sea. There is no question that you will enjoy beautiful sunsets from this place, because the terrace is west-facing. The comfort of the apartment is provided by 3 bedrooms, one of which is precisely in the above-mentioned panoramic position, two bathrooms and a storage room with a wardrobe. The apartment also has a 3m<sup>2</sup> storage room in the basement and one parking space. Apartment owners are offered the option of purchasing additional basement space between 33-47 m<sup>2</sup>. The building is located in a quiet neighborhood near all essential amenities, surrounded by nature and greenery, and is an ideal opportunity for all those looking for an attractive property near the sea suitable for both housing and rental for tourist purposes. **TECHNICAL DATA OF THE PROPERTY:** New construction (in final works) Tavern (possibility of additional purchase) Underfloor heating Air conditioning in all rooms PVC-three-layer glass Contact with confidence, Leonida Meglaj licensed agent +385 95 905 98 98 ID CODE: IS1511095

**Additional contact info**

Reference Number: 568626  
Agency ref id: IS1511095