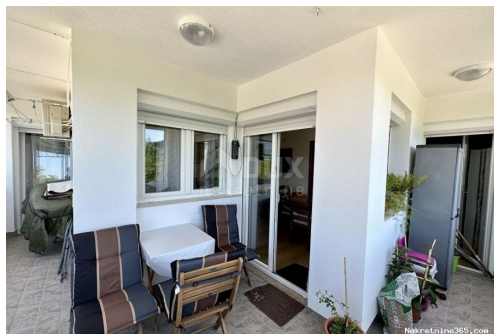


## ISTRA, UMAG - Atraktivan dvoetažni 3S+DB, 94 m2, Umag, Flat



### 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 - Atraktivan dvoetažni 3S+DB, 94 m2
Property for:	Sale
Property area:	94 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	255,000.00 €
Updated:	Oct 18, 2024

### Condition

Built:	2007
Last renovation:	2020

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Garage:	yes
Number of parking spaces:	3

### Description

Description:	ISTRIA, UMAG - Attractive two-storey 3 bedroom apartment, 94 m2 Umag is a city on the west coast of Istria, where the Mediterranean climate prevails, and through 45 km of coastline it provides the best introduction to a different
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experience of the Mediterranean. The history of this city is very interesting. Roman nobles discovered it and decided to appropriate it as a summer residence. The splendor and opulence of those times are reflected even today in the Venetian houses of the old city center. The development of tourism is directly related to the development of agriculture - the fertile soil is particularly suitable for the cultivation of olives, tomatoes and vines, as well as other crops characteristic of the Mediterranean climate. And when it comes to the gastronomic offer, there are excellent seafood and meat specialties and local Istrian cuisine. Umag has also been declared the European City of Sports and is traditionally the host of many sports events at the world level, of which the ATP Croatia Open tennis tournament should definitely be singled out. In this beautiful city of Umag, an apartment is for sale on the first floor of a residential building with a total area of 94 m<sup>2</sup>. It extends over two floors, the first floor consists of a living room, a kitchen, two bedrooms, one of which has access to the terrace and a bathroom, while on the second floor there is a living room with one bedroom with a closed loggia that has been converted into a living room. . On the upper floor, it is possible to create a toilet/bathroom, so that it functions as a separate unit. The height of the upper floor is 2.05 m. The apartment has secured parking in the building's garage as well as storage space. The apartment is sold furnished. This apartment represents an excellent opportunity for family life or as a financial investment for rental. 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: 17306

### Additional contact info

Reference Number: 576287  
Agency ref id: 17306  
Contact phone: +385 91 54 833 54