

## UMAG, CENTAR - Stan u luksuznoj novogradnji, prvi red do 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:	UMAG, CENTAR - Stan u luksuznoj novogradnji, prvi red do mora
Property for:	Sale
Property area:	82 m <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Balcony area:	9 m <sup>2</sup>
Price:	440,000.00 €
Updated:	Jun 20, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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:	A

### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description:

UMAG - Apartment in a luxurious new building, first row to the sea, OPPORTUNITY! For sale is a beautiful two-bedroom apartment in the heart of the city of Umag, only 30 meters from the town center. This modern apartment covers 43 square meters, providing an extremely comfortable and functional living space. The apartment is equipped with modern facilities and high-quality materials, which guarantees maximum comfort, luxury and comfort. It consists of a spacious living room with an open kitchen and dining room, a bedroom, an entrance hall and a bathroom equipped with a shower cabin. In addition, the apartment has a covered terrace of 4 square meters, perfect for relaxing. The apartment offers everything you need for a modern and luxurious lifestyle, including underfloor heating for year-round comfort, a high-security front door and an elevator. The location is extremely favorable, located in the very center of the city, with quick access to restaurants, shops, bars and all other facilities that Umag has to offer. In addition, this property provides exclusive access to a landscaped beach, ideal for an unforgettable summer vacation. High-quality construction, proximity to the beach, central location and geotrafic position near the Slovenian border make this property extremely attractive, suitable for permanent residence, vacation, and tourist rental. The property is under construction with planned completion in mid-2024. The apartment is sold "turnkey" without furniture. GENERAL PROPERTY CHARACTERISTICS: - Proximity to the sea: 30 m - City center - New construction - High-quality construction - Elevator - Underground garage - Air conditioning with split system (2 internal and 1 external) - Underfloor heating - Aluminum carpentry - Heat pump Do not miss the opportunity to become proud owner of this luxury apartment in Umag and enjoy an exclusive life experience in one of the most attractive new buildings on the market. For additional information and viewing of the apartment, contact our agency today. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28961

## Additional contact info

Reference Number: 583750  
Agency ref id: 28961