

## Istra, Umag - dvosoban stan na savršenoj lokaciji, samo 80 metara od mora, Umag, Flat



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Umag - dvosoban stan na savršenoj lokaciji, samo 80 metara od mora  
Property for: Sale  
Property area: 74 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Price: 220,000.00 €  
Updated: Jul 22, 2024

### Condition

Built: 1980  
Last renovation: 2020

### Location

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



### Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: Istria, Umag An extremely attractive and spacious apartment for sale in a great location, with a total area of 74 m2. The apartment is located on the high ground floor of a residential building in the very center of Umag, only 80 meters from the sea and well-kept beaches. The apartment consists of an entrance hall, a spacious living room, a kitchen with a dining area, a bathroom, two bedrooms, a storage room, and two covered terraces. The apartment also has a woodshed in the basement. The apartment is for sale fully furnished and ready for immediate occupancy, heating and cooling is provided by air conditioning, and there are always plenty of parking spaces in front of the building. All important facilities such as beaches, city center, playground, kindergarten, school, shops, restaurants are within walking distance. The extremely attractive and desirable location make this property perfect both for living and for vacation, and as an investment for tourist purposes in its full potential. Ownership in order. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1124 ID CODE: 1124

## Additional contact info

Reference Number: 612791

Agency ref id: 1124