

## Istra, Umag, okolica - moderan dvosobni stan s pogledom na more, 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, okolica - moderan dvosobni stan s pogledom na more  
Property for: Sale  
Property area: 80 m<sup>2</sup>  
Floor: 2  
Bedrooms: 3  
Bathrooms: 2  
Garden area: 30 m<sup>2</sup>  
Price: 280,000.00 €  
Updated: Jul 07, 2024

### Condition

Built: 2010

### 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

Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: Istria, Umag - surroundings A beautifully decorated two-bedroom apartment for sale in an attractive location only 1000 m from the sea. The distance from the city of Umag is 9 km, the golf course is 3.5 km and the border crossing with Slovenia is 14 km. The total area of the apartment is 80 m<sup>2</sup>. It is located on the second floor of a smaller residential building and consists of an entrance hall with a custom built-in wardrobe, a kitchen, a dining room and an open space living room, a master bedroom with its own bathroom, another bedroom, an additional bathroom, a storage room, covered terrace of 12 m<sup>2</sup> with a sea view, and another terrace of 10 m<sup>2</sup>. The property is built of high-quality materials, has air conditioning and aluminum joinery with mosquito nets. Heating is provided by a pellet stove, which makes this property suitable for living all year round. The apartment has a 30 m<sup>2</sup> garden and one private parking space. The property is sold fully furnished and functional. The apartment is located near all important amenities, within easy reach of beautiful beaches, restaurants and shops, 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. **PROPERTY CHARACTERISTICS** Close to the sea Peaceful settlement Air conditioning Pellet stove heating High quality construction 1 parking space The commission of the agency for the buyer is 3% 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 **PROPERTY CODE ID: 1045 ID CODE: 1045**

## Additional contact info

Reference Number: 612855  
Agency ref id: 1045