

Istra, Umag-okolica, moderan dvoetažni 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 dvoetažni stan s pogledom na more
Property for: Sale
Property area: 98 m²
Floor: 1
Number of Floors: 2
Bedrooms: 4
Bathrooms: 2
Terrace area: 55 m²
Price: 477,000.00 €
Updated: Jul 08, 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

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description: Istria, Umag - surroundings S4 Modern apartment for sale in a new building in an attractive location 300 m from the sea and beaches, only 3.5 km from the city of Umag, 2 km from the golf course and 9 km from the border crossing with Slovenia. The apartment on the 1st floor with a total area of 90 m2 consists of a hallway, a living room with an open kitchen and dining room, 2 bedrooms, a study that can also be used as a bedroom, 2 bathrooms, a storage room and a large roof terrace of 55 m2 (partially covered) with a hot tub, a planned summer kitchen and a beautiful view of the sea. The property is characterized by a modern design with large glass walls, which provides phenomenal lighting throughout the day. The apartment is built with top quality materials, excellent insulation, PVC and ALU carpentry with electronic blinds, mosquito nets and triple glazing. The cooling system is provided by air conditioners, while the heating will be provided by a heat pump. The apartment also has three private parking spaces and a type 2 car charger (11kW). This unique property with a view of the sea, located only 300 meters from the beach and close to all important facilities such as shops, restaurants, etc., is an ideal opportunity for all those looking for an attractive property near the sea, suitable for living and vacationing as well as for rent for tourist purposes.

PROPERTY CHARACTERISTICS Proximity to the sea 300 m Close to the city New construction Peaceful settlement Air conditioning Underfloor heating High quality construction Roof terrace with sea view 2 private parking spaces Hydromassage pool/jacuzzi for 5 people (1 lying, 4 sitting) Car Charger

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: 1021 ID CODE: 1021

Additional contact info

Reference Number: 612876
Agency ref id: 1021