

Istra, Umag, okolica - predivan dvosobni stan u novogradnji na TOP!!! lokaciji, 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
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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 - predivan dvosobni stan u novogradnji na TOP!!! lokaciji
Property for: Sale
Property area: 92 m²
Floor: 1
Number of Floors: 2
Bedrooms: 3
Bathrooms: 1
Price: 335,000.00 €
Updated: Jul 09, 2024

Condition

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: In preparation

Parking

Number of parking spaces: 1

Description

Description: Istria, Umag - surroundings Apartment 3 A beautiful two-room apartment for sale with a view of the charming Istrian landscape in a new building in a TOP location. The apartment is located on the first floor of a modern, unusual and beautiful multi-apartment building that offers a perfect combination of comfort, convenience and a modern lifestyle. The building is located in a quiet and beautiful village only 2 km from the center of Umag, 2.5 km from the sea and well-kept beaches and 15 km from the border crossing with Slovenia. The apartment with a total net usable area of 94.81 m² consists of an entrance hall, a living room with an open-plan kitchen and dining room, two bedrooms, a bathroom and a toilet, and even two large loggias with a beautiful view of the Istrian landscape. The apartment also has one parking space of 12.50 m². The building, of modern and attractive architecture, was built from high-quality building materials, has an elevator, is supplied with all communal infrastructure: road, city sewerage, electricity, electricity and water supply. ALU carpentry, blinds and mosquito nets, air conditioning devices, 1st class ceramics, heat pump, underfloor heating and a charging station for electric vehicles provide future owners with maximum comfort and convenience. Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works in 2024. The building is located only 2000 m from the center of Umag, close to all important amenities (well-maintained beaches, sports and recreation facilities, restaurants, bakeries, shops, etc.) and, given its attractive location, is an ideal opportunity for all those looking for real estate in near the sea and the city center, suitable both for housing and for renting for tourist purposes. The stated price of the property does not include VAT, and the buyer is obliged to pay real estate sales tax in the amount of 3%. **DETAILS OF THE PROPERTY:** New construction 2 loggias Modern and attractive architecture Air conditioning Underfloor heating Parking Proximity to the sea 2500 m Close to the city center Proximity to the border crossing (15 km from the Slovenian border) 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 ID CODE: 973

Additional contact info

Reference Number: 612916

Agency ref id: 973