

Istra, Umag - šarmantni stan na drugom katu - NOVOGRADNJA, 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 - šarmantni stan na drugom katu - NOVOGRADNJA
Property for:	Sale
Property area:	55 m ²
Floor:	2
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Balcony area:	9.98 m ²
Price:	215,000.00 €
Updated:	Nov 22, 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



Parking

Garage: yes
Number of parking spaces: 1

Description

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Istria, Umag 2-22 In the immediate vicinity of the city center of Umag, this modern one-room apartment in a new building is for sale! The apartment is located on the 2nd floor of a new, modern building with an elevator. The total area of the apartment is 55.30 m². It consists of a living room with a kitchen and dining room, a bathroom and a bedroom. The living room leads to a covered balcony of 9.98 m². The apartment has a storage room and one parking space in the garage located in the basement of the building. The apartment is built from high-quality materials with heating and cooling via a multisplit cooling system - an air conditioning unit in each room, which ensures maximum comfort, economy and comfort. The carpentry will be PVC anthracite color with lifting and sliding balcony walls and built-in blinds in the rooms. The facade of the building with 10 cm thermal insulation provides optimal protection and energy efficiency. High-quality parquet floors will be installed throughout the apartment, except for the hallway and bathroom, where 1st-class ceramics will be installed. In addition, the apartment has a telephone, antenna, TV and Internet connection, as well as an intercom with a video connection. The price of the apartment includes VAT, and refers to the turnkey phase, i.e. a completely finished property without furniture. The planned completion of construction is the summer of 2025. Due to its location and contents, this unique property is the perfect choice for a vacation, year-round residence or rental for tourist purposes in its full potential. The apartment is located in the immediate vicinity of the city center, beautiful beaches, shopping areas, schools, medical facilities, restaurants, cafes, shops and all other necessary facilities. **CHARACTERISTICS OF THE PROPERTY:** New construction Close to the city center High quality construction Air conditioning PVC doors and windows Parking space in the garage Elevator Close to all essential amenities 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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. 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: 963

Additional contact info

Reference Number: 612923
Agency ref id: 963
Contact phone: 091 784 8083