

## 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 <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Balcony area:	9.98 m <sup>2</sup>
Price:	215,000.00 €
Updated:	Oct 02, 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

Description:

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 m<sup>2</sup>. 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 m<sup>2</sup>. 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