

Istra, Umag, okolica - moderan stan u novogradnji na odličnoj 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
Mobile: +385 91 784 80 83
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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 - moderan stan u novogradnji na odličnoj lokaciji
Property for: Sale
Property area: 66 m²
Floor: 2
Number of Floors: 2
Bedrooms: 3
Bathrooms: 1
Terrace area: 6 m²
Price: 235,000.00 €
Updated: Jul 10, 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: Umag - surroundings Stan F A beautiful two-room apartment for sale in a new building in a TOP location on the second floor of an apartment building. The apartment 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 of 66.84 m² consists of an entrance hall, a living room with an open kitchen and dining room, two bedrooms and a bathroom. The living room leads directly to a covered terrace of 6.10 m² with a view of the Istrian landscape. The apartment also includes a storage room in the stairwell of 3.30 m² and two parking spaces of 12.50 m². The building was built from high-quality building materials, it is equipped with all communal infrastructure: road, city sewerage, electricity. electricity and water supply. PVC carpentry, blinds and mosquito nets, air conditioning and a chimney provide the future owners with maximum comfort and convenience. Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works in the fall of 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 expressed price of the real estate already includes VAT, therefore the buyer is not obliged to pay real estate sales tax in the amount of 3%. **DETAILS OF THE PROPERTY:** New construction Air conditioning 2 parking spaces 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: 945

Additional contact info

Reference Number: 612935

Agency ref id: 945