

## Istra, Umag, okolica - prelijep stan u prizemlju s vrtom 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  
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 - prelijep stan u prizemlju s vrtom na TOP! lokaciji  
Property for: Sale  
Property area: 64 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 3  
Bathrooms: 1  
Garden area: 80 m<sup>2</sup>  
Terrace area: 7 m<sup>2</sup>  
Price: 259,000.00 €  
Updated: Nov 21, 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: 1

## Description

Description: Umag - surroundings Flat B A beautiful two-room apartment for sale in a new building in a TOP location on the ground 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 64.01 m<sup>2</sup> 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 the covered terrace of 7.04 m<sup>2</sup>. The apartment also has a garden of approx. 80 m<sup>2</sup> and one parking space of 12.50 m<sup>2</sup>. 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 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 Garden 80 m<sup>2</sup> 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: 941

### Additional contact info

Reference Number: 612939  
Agency ref id: 941  
Contact phone: 091 784 8083