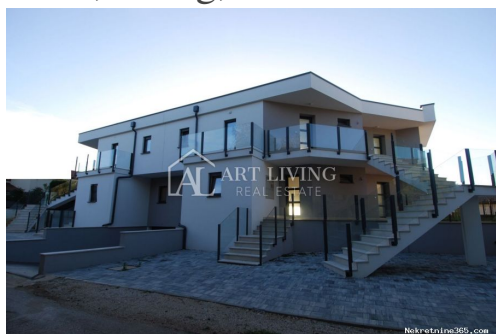


## Umag - okolica, prelijep stan u prizemlju na atraktivnoj lokaciji samo 150 m od mora, Umag, Flat



### 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: Umag - okolica, prelijep stan u prizemlju na atraktivnoj lokaciji samo 150 m od mora  
Property for: Sale  
Property area: 65 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 1  
Garden area: 30 m<sup>2</sup>  
Price: 300,000.00 €  
Updated: Jul 10, 2024

### Condition

Built: 2023

### 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

Garage: yes  
Number of parking spaces: 2

## Description

Description:

Umag - surroundings Building 2 Apartment no. 2 – ground floor on the right A modern apartment for sale in a new building in an attractive location only 150 m from the sea and beaches, only 6.5 km from the town of Umag, 3.5 km from the golf course and 10 km from the border crossing with Slovenia. The apartment on the ground floor with a total area of 65 m<sup>2</sup> consists of an entrance hall, a living room with a dining room and an open space kitchen, 2 bedrooms and a bathroom. From the living room there is a 30 m<sup>2</sup> garden The apartment also has a parking space of 30 m<sup>2</sup> in an underground garage with a charging port for electric vehicles and a storage room of 15 m<sup>2</sup>. The apartment has electric underfloor heating with wi-fi, i.e. the possibility of remote ignition via mobile phone, Mitsubishi brand air conditioner, PVC carpentry with blinds, satellite TV and a 12 cm thick thermodemit facade. The apartment is located near all important facilities, beaches, shops, catering facilities, etc., and is an ideal opportunity for all those who are looking for an attractive property near the sea, suitable for living and vacationing as well as for renting for tourist purposes. **PROPERTY CHARACTERISTICS**  
Proximity to the sea 150 m Close to the city Yard of 30 m<sup>2</sup> New construction Peaceful settlement Air conditioning Underfloor heating Underground garage High quality construction 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: 935

## Additional contact info

Reference Number: 612945  
Agency ref id: 935