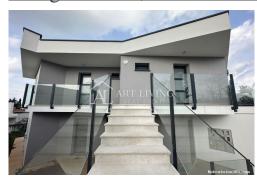


# Umag - okolica, moderan stan na prvom katu s pogledom na more, Umag, Flat



### Seller Info

Name: Art Living Real Estate

First Name: Art Living Last Name: Real Estate

ART LIVING REAL ESTATE Company

Name:

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

72/2022 Reg No.:

### Listing details

#### Common

Title: Umag - okolica, moderan stan na prvom katu s pogledom na more

Property for: Sale Property area: 73 m<sup>2</sup> Floor: 1 Number of Floors: 1 3 Bedrooms: Bathrooms:

16 m<sup>2</sup> Terrace area:

Price: 300,000.00 € Updated: Nov 22, 2024

## Condition

Newbuild: yes 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 2 spaces:

# Description

Description:

Umag - surroundings Building 1 Apartment no. 3 – 1st floor on the left 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 1st floor with a total area of 73 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. The living room opens onto a 16 m2 terrace with a beautiful view of the sea. The apartment has another smaller terrace that can be accessed from the bedroom. The apartment also has a parking space of 30 m2 in an underground garage with a charging port for electric vehicles and a storage room of 15 m2. 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 Terrace with a view of the sea 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: 933

# Additional contact info



Reference Number: 612947 Agency ref id: 933

Contact phone: 091 784 8083