

## Umag, okolica - prelijep dvosobni stan s galerijom na samo 300 m od mora - PRILIKA!!!, 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  
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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 dvosobni stan s galerijom na samo 300 m od mora - PRILIKA!!!

Property for: Sale

Property area: 119 m<sup>2</sup>

Floor: 2

Bedrooms: 3

Bathrooms: 1

Terrace area: 10 m<sup>2</sup>

Price: 335,000.00 €

Updated: Jul 11, 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

Number of parking spaces: 1

## Description

Description: Umag - surroundings Apartment 6/696 A two-room apartment with a gallery is for sale in a new building in an attractive location only 300 m from the sea. The residential building has only six apartments and is located near all essential facilities, within easy reach of beautiful beaches, restaurants and shops. The distance from the city of Umag is 5 km, the golf course is 2 km and the border crossing with Slovenia is only 9 km. The apartment is located on the second floor and consists of a hallway, wardrobe, open-space living room with kitchen, 2 bedrooms and bathroom, total area 66.41 m<sup>2</sup>. The living room leads to a terrace of 10.43 m<sup>2</sup>. The area of the gallery is 55.34 m<sup>2</sup>, and it has as many as 3 terraces with a beautiful view of the sea and the landscape. The total area of the apartment with gallery is 119.71 m<sup>2</sup>. The apartment has its own parking space of 12.50 m<sup>2</sup>. The apartment is located near all essential amenities and is an ideal opportunity for all those looking for an attractive property near the sea, suitable for both living and 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%. **PROPERTY CHARACTERISTICS** Close to the city Close to the sea New construction Peaceful settlement Air conditioning High quality construction Gallery with 2 terraces Own parking space The commission of the agency for the buyer is 3% + PDV 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: 916**

## Additional contact info

Reference Number: 612962

Agency ref id: 916