

Umag, ekskluzivan stan na predivnoj lokaciji u centru grada Umaga, 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, ekskluzivan stan na predivnoj lokaciji u centru grada Umaga
Property for:	Sale
Property area:	90 m ²
Floor:	1
Number of Floors:	4
Bedrooms:	3
Bathrooms:	2
Terrace area:	8.88 m ²
Price:	525,000.00 €
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

Elevator: yes
Energy efficiency: In preparation

Parking

Garage: yes

Description

Description: Umag S3 - 1. FLOOR For sale is a beautiful two-room apartment located in the very center of Umag, only 50 meters from the sea. This elegant apartment covers approximately 90.62 square meters and offers extremely comfortable and functional living space. The apartment is equipped with modern facilities and high-quality materials, which ensures maximum comfort and a feeling of luxury and comfort. It consists of a spacious living room with an open kitchen and dining room, 2 bedrooms, a storage room, a spacious hallway, and 2 bathrooms equipped with a shower cabin. The apartment also has a covered terrace of approx. 8.88 square meters where you can enjoy moments of relaxation. The apartment is in a new building with planned completion in the middle of 2024. The apartment offers everything you need for a modern and luxurious lifestyle, including underfloor heating for year-round comfort, a high-security entrance door and an elevator. The location of this apartment is extraordinary because it is located in the very center of the city, which allows quick access to restaurants, shops, bars, and all other facilities that Umag has to offer. Furthermore, this property has exclusive access to a beautiful landscaped beach with all amenities for an unforgettable summer vacation. High-quality construction, proximity to a well-maintained beach, the city center itself, as well as the geotrafic location of the city of Umag with its immediate proximity to the Slovenian border make this property extremely attractive and suitable both for living and vacationing as well as 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%. The property is sold on a turnkey basis without furniture. **PROPERTY CHARACTERISTICS** Proximity to the sea 20 m City centre New construction High quality construction Lift Underground garage Air conditioning Underfloor heating Aluminum carpentry Heat pump 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: 899

Additional contact info

Reference Number: 612971

Agency ref id: 899