

## Umag, moderan luksuzan stan u centru grada, 20 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, moderan luksuzan stan u centru grada, 20 m od mora  
Property for: Sale  
Property area: 98 m<sup>2</sup>  
Floor: 1  
Number of Floors: 4  
Bedrooms: 3  
Bathrooms: 1  
Terrace area: 9.19 m<sup>2</sup>  
Price: 1.00 €  
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

Elevator: yes  
Energy efficiency: In preparation

## Parking

Garage: yes

## Description

**Description:** Umag S2 - 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 98,05 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 a bathroom equipped with a shower. The apartment also has a covered terrace of approx. 9.19 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 geotraffic 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: 898

### **Additional contact info**

Reference Number: 612972  
Agency ref id: 898  
Contact phone: 091 784 8083