

## UMAG – OKOLICA - moderan stan na TOP lokaciji s dvije spavaće sobe, NOVOGRADNJA!, 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 - moderan stan na TOP lokaciji s dvije spavaće sobe, NOVOGRADNJA!
Property for:	Sale
Property area:	79 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Terrace area:	18.5 m <sup>2</sup>
Price:	365,000.00 €
Updated:	Nov 22, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag

City area: Bašanija  
ZIP code: 52470

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

spaces:

Covered parking space: yes

## Description

Description:

UMAG, (APARTMENT D) - 2ND FLOOR A modern apartment for sale on the 2nd floor of a smaller residential building in a new construction, only 800 m from the sea and well-kept beaches, 4 km from the golf course, and only 5 km from the center of Umag. The apartment with a total area of 79.80 m<sup>2</sup> consists of an entrance hall, two bedrooms, a storage room, a bathroom and a living room with an open kitchen and dining room. The living room leads to a spacious covered terrace of 18.50 m<sup>2</sup>. The apartment has electric floor heating and air conditioners in all rooms. High-quality aluminum joinery with three-layer glass and high-quality construction materials ensure excellent insulation according to the highest energy standards. The property includes 1 covered parking space in the price, with the possibility of paying an additional covered or uncovered parking space. One storage room in the basement of the building is also included in the price of the apartment. At the customer's request, with an additional charge, the apartment can be fully furnished in the manner shown in the pictures or renderings of the property **DETAILS OF THE PROPERTY**: \* New construction \* Underfloor heating \* All rooms are air-conditioned \* Aluminum joinery, three-layer glass \* 1 parking space included in the price \* the possibility of purchasing covered or uncovered parking \* 1 storage in the price \* Close to the center of Umag (5 km) \* Proximity to the beach (800m) \* the possibility of furnishing the apartment completely as shown \* City sewerage, internet \* Video surveillance \* Proximity to the border crossing (16 km from the border crossing) The planned completion of construction is scheduled for 2024. 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 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: 877

### **Additional contact info**

Reference Number: 612989  
Agency ref id: 877  
Contact phone: 091 784 8083