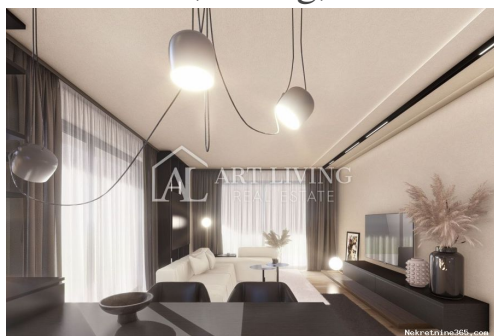


UMAG – OKOLICA - NOVOGRADNJA - Moderan stan u prizemlju s okućnicom, Umag, Flat



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 - NOVOGRADNJA - Moderan stan u prizemlju s okućnicom
Property for: Sale
Property area: 79 m²
Number of Floors: 2
Bedrooms: 3
Bathrooms: 1
Garden area: 60 m²
Terrace area: 18.5 m²
Price: 365,000.00 €
Updated: Jul 11, 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
Covered parking space: yes

Description

Description: UMAG, (APARTMENT D) - Ground floor A modern apartment for sale in a new building with a garden in a small residential building, 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 m2 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 covered terrace of 18.50m2 and a 60m2 garden. 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: 875

Additional contact info

Reference Number: 612991
Agency ref id: 875