

## Umag-okolica, Moderan Stan na 2.Katu 300 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-okolica, Moderan Stan na 2.Katu 300 m od mora  
Property for: Sale  
Property area: 55 m<sup>2</sup>  
Floor: 2  
Number of Floors: 2  
Bedrooms: 2  
Bathrooms: 1  
Price: 238,315.00 €  
Updated: Nov 08, 2024

### Condition

Newbuild: yes  
Built: 2024

### 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 ZG. III. S5 Modern apartment for sale in a new building in an attractive location 300 m from the sea and beaches, only 3.5 km from the city of Umag, 2 km from the golf course and 9 km from the border crossing with Slovenia. The apartment on the 2nd floor with a total area of 55.35 m<sup>2</sup> consists of a hallway, an open-space living room with a kitchen and a dining room, 1 bedroom, a storage room, a bathroom and a covered terrace of 4.63 m<sup>2</sup>. The apartment also has its own parking space of 12.50 m<sup>2</sup>. The apartment is located near all important facilities, beaches, shops, catering facilities, etc., and is an ideal opportunity for all those who are looking for an attractive property near the sea, suitable for living and vacationing as well as for renting for tourist purposes. **PROPERTY CHARACTERISTICS** Proximity to the sea 300 m Close to the city New construction Peaceful settlement Air conditioning High quality construction Planned start of construction on September 30, 2024. 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: 765**

## Additional contact info

Reference Number: 613053  
Agency ref id: 765  
Contact phone: 091 784 8083