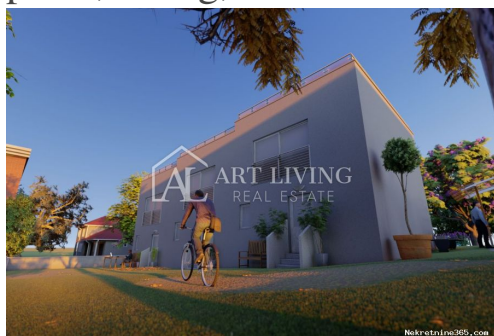


Umag-okolica, Dvoetažni moderan stan u novogradnji s vrtom 400 m od mora i plaže, Umag, Flat



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, Dvoetažni moderan stan u novogradnji s vrtom 400 m od mora i plaže |
| Property for: | Sale |
| Property area: | 80 m ² |
| Floor: | 1 |
| Number of Floors: | 1 |
| Bedrooms: | 3 |
| Bathrooms: | 1 |
| Garden area: | 80 m ² |
| Terrace area: | 42 m ² |
| Price: | 320,000.00 € |
| Updated: | Nov 09, 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

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description: Umag, surroundings, S3 Two-story apartment for sale in a new building of modern architecture, 400 m from the sea and the beach, close to all essential amenities (shops, restaurants, parks, beaches, bank, post office), only 400 m from the sea and 2 km from the center of Umag and 11 km from the border crossing with Slovenia. The residential unit with a total area of 80 m² extends over two floors, the ground floor, 1st floor and a roof terrace of 42 m². The ground floor consists of an entrance, 2 bedrooms and a large bathroom and a garden of 80 m². On the first floor there is a living room with an open kitchen and dining room. From the first floor, the internal stairs lead to a spacious roof terrace with a beautiful view of the sea and the landscape. On the roof terrace, it is possible to build a summer kitchen or install a jacuzzi. The property is built from high-quality building materials with underfloor heating and air conditioning. The property also has 2 parking spaces and a garden. Purchase on a "turnkey" basis, completely finished and ready for occupancy in 2024, without furniture. Due to its attractive location, this unique property is the perfect choice for vacation, residence or rental for tourist purposes.

CHARACTERISTICS OF THE PROPERTY: Sea view from the roof terrace
Proximity to the beach 400 m Air conditioning Roof terrace Underfloor heating
New construction Two parking spaces Garden 80 m²

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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. 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: 727

Additional contact info

Reference Number: 613081
Agency ref id: 727
Contact phone: 091 784 8083