

## Umag-okolica, dvosoban stan u novogradnji na TOP lokaciji 150 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, dvosoban stan u novogradnji na TOP lokaciji 150 m od mora  
Property for: Sale  
Property area: 59 m<sup>2</sup>  
Floor: 1  
Number of Floors: 2  
Bedrooms: 3  
Bathrooms: 1  
Terrace area: 11 m<sup>2</sup>  
Price: 326,812.00 €  
Updated: Nov 10, 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: 1

## Description

Description: Umag-surroundings S3 A modern two-room apartment for sale in a new building 150 m from the sea on the 1st floor of a smaller residential building. This beautiful apartment is located in a prime location, just 5 km from the center of Umag, 2 km from the golf course and 12 km from Slovenia. The apartment of 59.19 m<sup>2</sup> consists of a hallway, a spacious living room with an open kitchen and dining room, 2 bedrooms, a bathroom and a storage room. From the living room, there is direct access to a spacious terrace with a total area of 11.45 m<sup>2</sup>, which offers an open view of the landscape. The apartment also has one parking space. It is equipped with all communal infrastructure: road, city sewerage, electricity, electricity and water supply, air conditioning system and electric underfloor heating. Before completing the final interior works, the buyer is allowed to make minor changes to the interior of the apartment in agreement with the seller. Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works December 2023. The building is located in a quiet settlement near all essential facilities, surrounded by nature and greenery, and is an ideal opportunity for all those looking for an attractive property near the sea, suitable for living and vacationing as well as for renting for tourist purposes. **DETAILS OF THE PROPERTY:** New construction Air conditioning Electric floor heating PVC- three-layer with electric blinds and mosquito nets Parking place Proximity to the sea 150 m Close to the city center 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 intermediary in the mediation service, charges an intermediary fee in the amount of 3% + VAT at the time of concluding the Pre-Contract or Purchase Agreement. ID CODE: 667

## Additional contact info

Reference Number: 613114  
Agency ref id: 667  
Contact phone: 091 784 8083