

## Umag, moderan, prostran i namješten stan 50 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, moderan, prostran i namješten stan 50 m od mora  
Property for: Sale  
Property area: 78 m<sup>2</sup>  
Floor: 1  
Number of Floors: 3  
Bedrooms: 3  
Bathrooms: 2  
Balcony area: 8 m<sup>2</sup>  
Price: 350,000.00 €  
Updated: Jul 08, 2024

### Condition

Built: 2010

### 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

Elevator: yes  
Energy efficiency: In preparation

## Parking

Garage: yes  
Number of parking spaces: 1

## Description

Description: Umag, A beautiful two-room apartment for sale, located in the very center of Umag, only 50 meters from the sea and beaches. This modern apartment covers 78 m<sup>2</sup> of net usable area and offers an extremely comfortable and functional living space. The apartment is equipped with modern amenities and high-quality materials, which ensures maximum comfort and a sense of comfort. It consists of a spacious living room with an open-plan kitchen and dining room, 2 bedrooms, a hallway, and a spacious bathroom equipped with a shower and bathtub, as well as an additional bathroom with a shower. The apartment also has one outdoor parking space, a storage room in the basement and a covered terrace where you can enjoy moments of relaxation, given that the orientation of the apartment is south, which means that the apartment is sunny and lit throughout the day. The apartment offers everything you need for a modern and luxurious lifestyle, including heating via inverter air conditioning in all rooms for year-round comfort, high-security entrance doors and an elevator. Possibility of buying another parking space in the basement. The apartment is for sale fully furnished and equipped. The location of this apartment is extraordinary because it is located in the very center of the city, which allows quick access to restaurants, shops, bars, and all other city facilities. This unique property has access to a landscaped beach with all amenities for an unforgettable summer vacation. High-quality construction, proximity to a well-maintained beach, the city center itself, as well as the geotrafic location of the city of Umag with its immediate proximity to the Slovenian border make this property extremely attractive and suitable for housing and vacation as well as for renting for tourist purposes. **PROPERTY CHARACTERISTICS** Proximity to the sea 20 m City centre High quality construction Lift Underground garage Air conditioning South side Shared bicycle storage Fully furnished Parking place The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase at the 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 Agency ID CODE: 1129 ID CODE: 1129

### **Additional contact info**

Reference Number: 614734  
Agency ref id: 1129