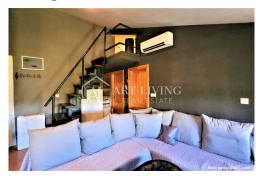


# Umag-okolica, stan na TOP lokaciji 200 m od mora, Umag, Flat



#### Seller Info

Name: Art Living Real Estate

First Name: Art Living Last Name: Real Estate

ART LIVING REAL ESTATE Company

Name:

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

72/2022 Reg No.:

## Listing details

#### Common

Title: Umag-okolica, stan na TOP lokaciji 200 m od mora

Property for: Sale Property area: 42 m<sup>2</sup> Floor: Number of Floors: 2 Bedrooms: 3 Bathrooms:

3 m<sup>2</sup>Terrace area:

Price: 163,000.00 € Updated: Jul 05, 2024

# Condition

Built: 2006

### 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

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**Parking** 

Number of parking

spaces:

# Description

Description:

Umag - surroundings An apartment for sale in a TOP location 200 m from the sea on the 2nd floor of an apartment building. The apartment is located in a quiet and beautiful village only 4 km from the center of Umag, 2 km from the golf course and 15 km from Portorož and the border crossing with Slovenia. The apartment with a total area of 42.00 m2 consists of an entrance, a living room with an open kitchen and dining room, one bedroom, a bathroom and a gallery of 7 m<sup>2</sup>. The living room leads directly to the 3.40 m2 terrace. The apartment also has a storage room in the basement of 3.92 m2 and one parking space. It is sold fully furnished. Given that the building is located in the immediate vicinity of the sea and beaches and all essential facilities; (beautiful beaches, golf courses, sports and recreation facilities, restaurants, bakeries, shops, etc.) and, given its attractive location, it is an ideal opportunity for all those looking for real estate near the sea, suitable both for housing and for renting in tourist areas. purposes. DETAILS OF THE PROPERTY: Gallery Air conditioning Parking Proximity to the sea 200 m Close to the city center Near the golf course Proximity to the border crossing (15 km from the Slovenian border) 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 AGENCY ID CODE: 1154 ID CODE: 1154

### Additional contact info

Reference Number: 622535 Agency ref id: 1154