

## ISTRA - UMAG - NOVA REZIDENCIJA 80m OD MORA!, Umag, Flat



### Seller Info

Name: Rina nekretnine  
First Name: Rina  
Last Name: nekretnine  
Company Name: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
About us: Rina Nekretnine d.o.o.  
obiteljska firma koji je  
poslovanje nekretninama  
započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspjeli stvoriti prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge  
Skraćeno: Rina Nekretnie

Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Listing details

### Common

Title: ISTRA - UMAG - NOVA REZIDENCIJA 80m OD MORA!  
Property for: Sale  
Property area: 126 m<sup>2</sup>  
Floor: 1  
Number of Floors: 2  
Bedrooms: 2  
Bathrooms: 1  
Terrace area: 44 m<sup>2</sup>  
Price: 611,915.00 €  
Updated: Sep 27, 2024

### Condition

Newbuild: yes  
Built: 2025

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Umag  
City area: Umag  
ZIP code: 52470

### Permits

Building permit: yes

### Additional information

Energy efficiency: A



### Heating

Central heating: yes

## Parking

Garage:	yes
Number of parking spaces:	2

## Description

Description: Extraordinary Investment in a Luxury Resort by the Sea! Invest in a SMART HOME apartment with a terrace, located in one of the most sought-after settlements by the sea. This is an ideal opportunity for a smart investment and to enjoy a carefree life or vacation with the family. LUXURY CLOSED COMPLEX WITH RICH FACILITIES The resort offers everything you need for ultimate comfort: - Reception - Restaurant and Wine Bar - Shared Pool - Relax and Spa Zone - Gym It is located just a few steps from the beautiful beach. The settlement is located between two special Istrian cities - Umag and Novigrad, providing a perfect combination of natural beauty and urban amenities. ARCHITECTURE AND APARTMENTS The settlement consists of 21 luxury villas and 16 beautiful apartments, arranged in four buildings with three floors, each with four apartments. Apartments on the ground floor have access to terraces and their own gardens, while apartments on the first floor offer a terrace with a view of the sea. APARTMENT 3 (FIRST FLOOR) includes: - Entrance area - Open space living room with kitchen and dining room (40m<sup>2</sup>) with access to the terrace (44m<sup>2</sup>) - Bedroom (17.25m<sup>2</sup>) - Bedroom (14.82m<sup>2</sup>) - Bathroom - Two garage parking spaces TECHNICAL DESCRIPTION - Heating and cooling through floor heating, heat pump and fan cooler - Smart thermostats with the ability to program the temperature in advance - ALU anthracite exterior joinery - Entrance door PIVOT - Thermal insulation with EPS boards (10 cm) and mineral wool (10 cm) - Stairs paved with granite slabs, travertine and Istrian stone for the external appearance of the facade - Wooden parquet and first-class tiles on the floors COMPLETION OF WORKS AND PRICES The settlement will be completely completed by the summer of 2025. The apartments are available on a turnkey basis, without furniture. Price: EUR 611.915 + VAT THE BUYER DOES NOT PAY 3% PROPERTY ACQUISITION TAX! CONTACT Do not miss this extraordinary opportunity for a long-term stable investment. Contact us with confidence: RINA Phone: +385 99 640 1751 WHY INVEST IN THIS SETTLEMENT? This luxury complex is not just a residential space, but an investment that provides you with a return on investment and long-term stability. With modern technology, top design and location, this resort offers everything you need for a quality life and vacation. ID CODE: 1862

## Additional contact info

Reference Number:	623661
Agency ref id:	1862
Contact phone:	+385 99 640 1751