

## ISTRA, UMAG - Stan u visokokvalitetnoj novogradnji, Umag, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                   |  |
|-------------------|--|
| Title:            | ISTRA, UMAG - Stan u visokokvalitetnoj novogradnji |
| Property for:     | Sale   |
| Property area:    | 92 m <sup>2</sup>                                  |
| Floor:            | 1  |
| Number of Floors: | 2  |
| Bedrooms:         | 3  |
| Bathrooms:        | 2  |
| Price:            | 430,786.00 €                                       |
| Updated:          | Jul 11, 2024                                       |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2024 |

### 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 |

### Description

Description: ISTRIA, UMAG - Apartment in a high-quality new building Umag is an attractive Istrian town located on the far west of the Croatian coast and is well connected to other European countries. Umag, the city of tourism and sports, hides a rich history that can be felt while walking along the beautiful streets and promenades along the sea, and the old buildings in combination with the modern parts of the coast are a great combination. The city and its surroundings are characterized by an extremely mild Mediterranean climate, a large number of sunny days and an exceptionally

clean sea. Umag is a small town with a very branched and interesting coast with a variety of beaches. From sandy and gravel, over stone and concrete to rocky beaches. In the hinterland there are beautiful hilly places-forts with incredible views and an amazing past, as well as many agritourisms with autochthonous delicacies and friendly hosts. Umag consists of 23 settlements. In the suburbs of the city of Umag, far enough from the crowds and noise but still close to the sea and all urban facilities, a residential building of modern architecture is under construction, which extends through the ground floor and two floors and contains a total of six residential units. In the construction, durable and reliable materials are used that guarantee long-term satisfaction and safety of housing, including first-class sanitary ware and tiles, as well as aluminum carpentry with Stopsol glass and electric shutters. The building also has an elevator and the parking lot has a charging station for electric vehicles. The space planning of each floor was carried out in detail, which resulted in a combination of aesthetics, functionality and comfort of each apartment. The subject of sale is an apartment with an area of 92.27 m<sup>2</sup>, located on the first floor of the building. It consists of an open concept space that unites the kitchen, dining room and living room with access to the loggia, two bedrooms, two bathrooms and a hallway. This apartment in a high-quality new building is an ideal opportunity for a comfortable family life as well as an investment for the purpose of tourist rental. The project is currently under construction and is for sale on a turnkey basis. The seller of the property in question is a legal entity. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31905

### Additional contact info

Reference Number: 623684

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