

## Istra, Umag - atraktivan studio apartman u centru grada Umaga, 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: Istra, Umag - atraktivan studio apartman u centru grada Umaga  
Property for: Sale  
Property area: 23 m<sup>2</sup>  
Bedrooms: 1  
Bathrooms: 1  
Price: 124,000.00 €  
Updated: Nov 08, 2024

### Condition

Built: 1970  
Last renovation: 2018

### Location

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

### Permits

Ownership certificate: yes



## Additional information

Energy efficiency: B

## Parking

Number of parking spaces: 1

## Description

Description:

Istria - Umag An attractive studio apartment is for sale in the very center of the city of Umag, on the high ground floor of a residential building. This charming apartment in a top location is only a few meters from the sea and the main promenade in Umag. Fully furnished studio apartment of 23 m2 consists of kitchen, living room, bathroom and smaller bedroom. The apartment also has a spacious storage room and one parking space. The building was completely renovated a few years ago and is equipped with all communal infrastructure: road, city sewerage, electricity. electricity and water supply and air conditioning system. The property is located in an extremely attractive location in the center of the city of Umag, close to all essential facilities, and is an ideal opportunity for all those looking for an attractive property near the sea and the city center, suitable for both housing and rental for tourist purposes. DETAILS OF THE PROPERTY: Fully furnished Close to the sea and city promenade City centre Proximity to the border crossing (11 km from the Slovenian border) Air conditioning Parking place Pantry Dear clients, it is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. 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: 1161 ID CODE: 1161

## Additional contact info

Reference Number: 624154  
Agency ref id: 1161  
Contact phone: 091 784 8083