

## Umag, okolica! Novogradnja! Moderan stan u prizemlju!, Umag, Flat



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company: Diamond Real Estate d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Umag, okolica! Novogradnja! Moderan stan u prizemlju!  
Property for: Sale  
Property area: 98 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 3  
Bathrooms: 1  
Price: 304,000.00 €  
Updated: Jul 15, 2024

#### Condition

Built: 2024-2025

#### Location

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

## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Umag, surroundings! Just a 5-minute drive from the center of Umag, located 2.5 km from beautiful beaches, there is this luxurious apartment with a large garden! The apartment is located on the ground floor of a modern building with a total of 6 apartments. The total area of the apartment is 98.21 m<sup>2</sup>. It consists of a living room with an open kitchen and dining room, 2 bedrooms, a bathroom, a guest toilet and a hallway. The living room leads to a large terrace of 23 m<sup>2</sup>, from which you can access the landscaped garden of 68 m<sup>2</sup>. The apartment has 1 parking space with the possibility of additional payment for another, and a storage room in the basement of the building. The apartment is built from high-quality building materials - phoroterm brick with a thickness of 25 cm and a facade with a thermal insulation thickness of 10 cm. The external carpentry will be high-quality multi-chamber PVC carpentry in anthracite color with electric blinds. Each room inside the apartment will have a multisplit heating and cooling system, whose working properties ensure maximum comfort and economy, and if desired during the construction phase, it is possible to install underfloor heating at an additional cost. The price of the apartment includes VAT, and it is sold on a turnkey basis, which includes a fully furnished and ready-to-move-in property without furniture. The planned completion of the works is the fall of 2025. Due to its exceptional location and contents, this property is a great opportunity as an investment for tourism or for year-round housing. The center of Umag is a 5-minute easy car ride away, where there are beautiful beaches, promenades, various quality restaurants, cafes, bike paths, shops and various other necessary amenities. ID CODE: 1027-971

## Additional contact info

Reference Number: 624459  
Agency ref id: 1027-971