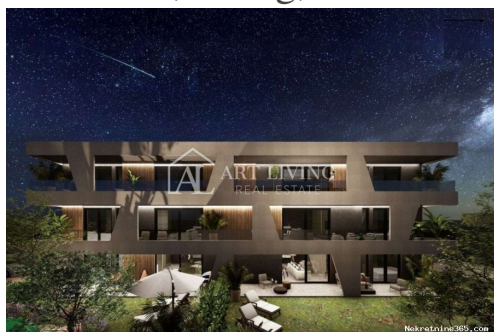


Istra, Umag, okolica - moderan stan na drugom katu manje stambene zgrade - PRILIKA, Umag, Flat



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, okolica - moderan stan na drugom katu manje stambene zgrade - PRILIKA

Property for: Sale

Property area: 79 m²

Floor: 2

Bedrooms: 3

Bathrooms: 1

Terrace area: 21 m²

Price: 254,000.00 €

Updated: Nov 11, 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
Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 1

Description

Description:

Istria, Umag, surroundings! Apartment 5 - II. floor In a quiet and beautiful village only 2 km from the center of Umag, 2.5 km from the sea and well-kept beaches and 15 km from the border crossing with Slovenia, this luxury apartment is for sale on the 2nd floor of a unique building of attractive and modern architecture with a total of 6 apartments. The total net usable area of the apartment is 79.31 m². 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 21 m². The apartment also has a storage room in the basement of the building and 1 parking space, with the possibility of paying for another additional parking space. The apartment is built from high-quality building materials - phoroterm brick 25 cm thick and a facade with thermal insulation 10 cm thick. 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. This modernly designed building is located only 2,000 m from the center of Umag, near all important facilities (well-maintained beaches, sports and recreation facilities, restaurants, bakeries, shops, etc.) and, given its attractive location, is an ideal opportunity for all those who they are looking for a property near the sea and the city center, suitable both for housing and for renting for tourist purposes in its full potential. 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: 1168 ID CODE: 1168

Additional contact info

Reference Number: 625372
Agency ref id: 1168
Contact phone: 091 784 8083