

## Istra, Umag, okolica - moderan stan u prizemlju s vrtom 157 m2 - NOVOGRADNJA, 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  
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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 u prizemlju s vrtom 157 m2 - NOVOGRADNJA

Property for: Sale

Property area: 122 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Garden area: 157 m<sup>2</sup>

Terrace area: 28 m<sup>2</sup>

Price: 343,000.00 €

Updated: Jul 18, 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 2 - ground floor This luxury apartment with a large garden is for sale 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. The apartment is located on the ground floor of a unique building, attractive and modern architecture, with a total of 6 apartments. The total net usable area of the apartment is 122.88 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 28 m<sup>2</sup>, from which you can access the landscaped garden of 157 m<sup>2</sup>. The apartment also has a storage room in the basement of the building and 1 parking space, with the possibility of paying for an 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. Every 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 for an additional fee. 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: 1165 ID CODE: 1165

### Additional contact info

Reference Number: 625375

Agency ref id: 1165