

Istra, Umag, okolica - luksuzan stan na izvrsnoj lokaciji, 300 m od mora, 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
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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 - luksuzan stan na izvrsnoj lokaciji, 300 m od mora
Property for: Sale
Property area: 78 m²
Floor: 2
Bedrooms: 3
Bathrooms: 1
Balcony area: 7 m²
Terrace area: 52 m²
Price: 344,000.00 €
Updated: Nov 13, 2024

Condition

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

Energy efficiency: In preparation

Parking

Number of parking spaces: 2
Covered parking space: yes

Description

Description:

Istria, Umag, surroundings. B – 3 Only 300 m from the sea and beautiful beaches, in a quiet and beautiful location, this attractive apartment in a new building with a sea view is for sale. The apartment is located on the second floor of a modern building with a total of 4 units. The total area is 78 m², of which the net living space is 45 m². The apartment consists of an entrance hall, a kitchen with an open-plan dining room and living room, two bedrooms, a bathroom with underfloor heating, a covered terrace of 7.70 m² with a view of the sea, a roof terrace of 53 m² with a panoramic view of the sea, storage area of 7 m², covered parking space/garage of 12.50 m², and another open parking space. The apartment is built with top quality materials, with underfloor heating in the bathroom, cooling with air conditioners, aluminum windows and electric blinds with mosquito nets. The apartment 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 03/2025. years. Just a few steps away are beautiful beaches, the sea, top restaurants, cafes, promenades, bike paths, a children's playground and various other necessary amenities. The center of Umag is only a 5-minute easy drive away, while the center of Novigrad is only a 10-minute drive away. Due to its location and facilities, this property is an excellent choice for anyone looking for a modern property within walking distance of the sea, either for touristic use, vacation or year-round living. When buying this property, the buyer is exempt from paying real estate sales tax in the amount of 3%. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation 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: 1178 ID CODE: 1178

Additional contact info

Reference Number: 630518
Agency ref id: 1178
Contact phone: 091 784 8083