

## Istra, Umag, okolica - luksuzan stan na drugom katu s pogledom na more - 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  
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 - luksuzan stan na drugom katu s pogledom na more - NOVOGRADNJA  
Property for: Sale  
Property area: 72 m<sup>2</sup>  
Floor: 2  
Bedrooms: 3  
Bathrooms: 1  
Terrace area: 11 m<sup>2</sup>  
Price: 308,000.00 €  
Updated: Sep 26, 2024

### Condition

Newbuild: yes  
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: 1  
Covered parking space: yes

## Description

Description:

Istria, Umag, surroundings. F-4 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 72 m<sup>2</sup>, of which the net living space is 50 m<sup>2</sup>. 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 11 m<sup>2</sup> with a beautiful view of the sea, a storage room of 14 m<sup>2</sup> and 1 covered 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 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: 1192

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### **Additional contact info**

Reference Number: 631037

Agency ref id: 1192