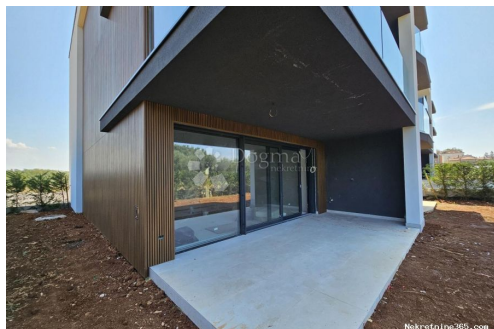


## Ekskluzivno! Stan u prizemlju s okućnicom 10 min od mora, Umag, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Ekskluzivno! Stan u prizemlju s okućnicom 10 min od mora
Property for:	Sale
Property area:	86 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Garden area:	60 m <sup>2</sup>
Terrace area:	17 m <sup>2</sup>
Price:	396,000.00 €
Updated:	Sep 09, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces:	1
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### Description

Description:	Istria, Umag, EXCLUSIVE! (APARTMENT A-GROUND FLOOR WITH GARDEN) New construction near Umag, 10 minutes from the sea. The apartment is located in a multi-apartment building with 6 apartments, built according to high
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standards. The facade faces west with a view of the sunset. The contractor and investor are reliable, which provides security to future owners. The roof is flat, with the option of installing solar panels. The apartment is located on the ground floor, has a terrace of 17.60 m<sup>2</sup> (8.80 m<sup>2</sup> NET), and the biggest advantage of this property is the garden of 60 m<sup>2</sup>, which makes this apartment an attractive choice for people who want to enjoy the benefits of outdoor space, practicality and additional freedom. movements. It consists of an entrance hall, 2 bedrooms, a bathroom, a storage room and a spacious living room with a kitchen. In front of the entrance is a built-in wardrobe for additional storage. The apartment offers electric underfloor heating, air conditioning in all rooms, aluminum carpentry with three-layer glass, and one covered parking space and storage room included in the price. Additional parking space can be purchased, and parking spaces with electric power are also available. There are 6 storage rooms in the basement of the building, one of which is included in the price of the apartment. \* Underfloor heating \* All rooms are air-conditioned \* Aluminum joinery, three-layer glass \* PARQUET in all rooms except the bathroom \* 1 parking space included in the price \* the possibility of purchasing covered or uncovered parking \* 1 storage in the price \* 2 parking spaces with electric power (for use) \* Distance from the beach 1000m \* City sewerage, internet \* Video surveillance The planned completion of the project is expected at the end of 2024. The expressed price of the property already includes VAT, so the new owner does not pay real estate sales tax (3%). If you are interested, contact us and book your appointment to view this beautiful property. PICTURES WITH FURNITURE ARE OF EXHIBITION CHARACTER, however, there is a possibility to provide you with the design from the rendering for an additional charge. . Contact with confidence, Leonida Meglaj licensed agent +385 95 905 98 98 ID CODE: IS1513760

## Additional contact info

Reference Number: 637140  
Agency ref id: IS1513760