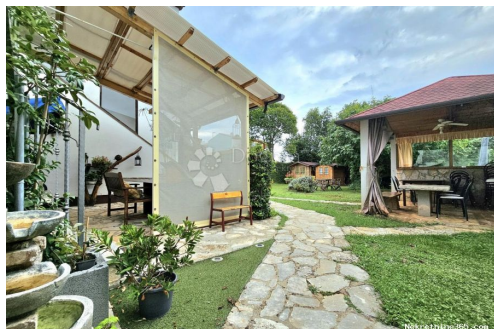


## Stan u prizemlju na 100m od plaže, Umag, Flat



### 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:	Stan u prizemlju na 100m od plaže
Property for:	Sale
Property area:	135 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	370,000.00 €
Updated:	Oct 03, 2024

### Condition

Built:	1983
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### 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
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### Description

Description:	Apartment for sale in Umag - Second row to the sea! Apartment for sale on the ground floor, second row to the sea in a quiet neighborhood in Umag. The total area of the apartment is 136 m <sup>2</sup> , and its specialty is that it is divided into two units, offering the possibility of enjoying a larger apartment and a separate apartment that can be used for guests or tourist rental. The smaller apartment includes a kitchen, a bedroom and a bathroom and is categorized for tourist rental. The larger
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apartment consists of a spacious living room with kitchen and dining room, three bedrooms (one of the rooms currently serves as a home office), one bathroom, a storage room and a balcony. The apartments share a summer kitchen and a fireplace, perfect for enjoying summer evenings outdoors. Additional features: Central oil heating, while air conditioning is used for cooling. Renewed facade with styrofoam. The apartments have been renovated, minimal investment is required. They are sold mostly furnished (except for a few pieces of furniture). The apartments are located in an excellent location, only 100 meters from the sea and the beach, providing a perfect combination of comfort and proximity to natural beauty. This is a unique opportunity to purchase a property that offers comfort and flexibility, ideal for living or investment in a tourist rental. Don't miss the opportunity! Contact with confidence, Leonida Meglaj licensed agent +385 95 905 98 98 ID CODE: IS1513991

### Additional contact info

Reference Number: 647429  
Agency ref id: IS1513991