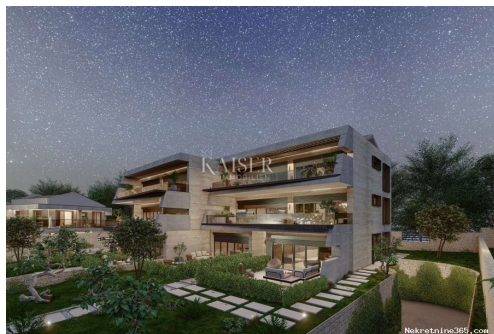


## Istra, Umag - luksuzni stan 100 m od mora, Umag, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Umag - luksuzni stan 100 m od mora
Property for:	Sale
Property area:	125 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Terrace area:	40 m <sup>2</sup>
Price:	612,000.00 €
Updated:	Nov 15, 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
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### Parking

Number of parking	1
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spaces:

## Description

Description:

Apartment D8 app3 Kaiser Immobilien offers for sale a wonderful resort that is still under construction, and already entices with its location, i.e. the combination of proximity to big cities and the beautiful Istrian coast. This wonderful place is located in an attractive location between Novigrad and Umag, which are only 10 minutes away by car. It is only 100 m from the sea and well-kept beaches. In the immediate vicinity there are restaurants, cafes, promenades, bicycle paths and various other facilities. This resort is designed and engineered to make your life luxurious, comfortable and convenient. The special feature of this resort is not only the exceptional location, but also the closed resort itself, which offers, in addition to excellent facilities, such as a reception, restaurant, wine bar, shared pool, spa and relaxation zone, gym, and there is also a charging station for your electric pets. There will also be environmental maintenance and other services. You can be safe inside the resort because the resort will be under video surveillance 24/7. This luxury apartment is part of a building with 4 apartments. It covers a gross area of 126 m<sup>2</sup>, of which the net usable area is 82 m<sup>2</sup>, while the total size of the terrace is 44 m<sup>2</sup>. It consists of two bedrooms, a bathroom and a spacious living room with a kitchen and dining room and an exit to the terrace that stretches the entire length of the apartment, which you can enjoy all year round. The resort consists of 21 villas and 16 apartments, offering three different types of villas and four different types of apartments. Villas range from 202m<sup>2</sup> to 274m<sup>2</sup>, with prices from €800,000 to €1,320,000, while apartments offer a compact luxury option with areas from 53m<sup>2</sup> to 128m<sup>2</sup> and prices from €280,000 to €630,000. All prices are without VAT. The works have already started in September 2023, and the resort is expected to be ready for you during the summer of 2025. Don't miss your chance to be a part of this enchanting seaside paradise in the making. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase, at the conclusion of the first legal deed. Distance: Pula Airport - 80 km Ljubljana - 136 km Munich - 537 km Vienna/Vienna - 518 km Prague - 844 km For additional information and viewing, contact your agent by email: [dean.cvitko@kaiser-immobilien.hr](mailto:dean.cvitko@kaiser-immobilien.hr) or phone number: 00385 91 5284449 ID CODE: 114-133

## Additional contact info

Reference Number: 647886  
Agency ref id: 114-133  
Contact phone: +385915284449, +385995677888