

## Istra - Umag, stan u prizemlju blizu 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 Silvija 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, stan u prizemlju blizu mora
Property for:	Sale
Property area:	64 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Terrace area:	3 m <sup>2</sup>
Price:	243,000.00 €
Updated:	Oct 03, 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 spaces:	1
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### Description

Description:	Kaiser Immobilien presents a brand new apartment under construction. The
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apartment is located on the ground floor of a building with 6 residential units, in a very attractive location in the city of Umag. The neighborhood of the apartment is very quiet, yet very close to the city center (1 km) and all the necessary amenities. In the immediate vicinity of the apartment there is nature, vineyards and olive groves, a small autochthonous settlement and several modern properties. All this in a wonderful location with a beautiful view of the sea. The apartment is 64.01 m<sup>2</sup> in size. The apartment also has a yard of approx. 80 m<sup>2</sup> and 1 parking space. The apartment consists of two bedrooms, living room and kitchen, hallway, bathroom and terrace of 4.87 m<sup>2</sup>. The planned completion of construction is 2024. The apartment is heated in every room and in the living room with air conditioners, and the bathroom will have underfloor heating. The apartment is sold complete with a bathroom. In this phase of construction, it is possible to influence possible changes regarding the apartment, for example adding a chimney, changing the ceramics, or something else. Payment goes in 3 stages. Distances of some cities from Umag: Umag - Pula Airport, 83 km Umag - Split, 537 km Umag - Zagreb, 287 km Umag - Trieste, 48 km Umag - Munich, 531 km The apartment is a great opportunity for everyday life or for tourist rental, considering to the location. If you want this wonderful new apartment to become your new home, contact the agent at no. phone 00385 923782803 or email: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr) Agency commission is 3% + VAT ID CODE: 113-115

## Additional contact info

Reference Number: 648197  
 Agency ref id: 113-115