

## Istra, Umag - moderan dvosobni stan u prizemlju, 200 m od mora i centra grada, 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 - moderan dvosobni stan u prizemlju, 200 m od mora i centra grada  
Property for: Sale  
Property area: 71 m<sup>2</sup>  
Number of Floors: 4  
Bedrooms: 3  
Bathrooms: 1  
Terrace area: 14 m<sup>2</sup>  
Price: 401,625.00 €  
Updated: Nov 11, 2024

### Condition

Newbuild: yes  
Built: 2025

### 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

Elevator: yes  
Energy efficiency: A+

## Description

Description: Istria, Umag! S53 In an excellent and highly sought-after location in Umag, within walking distance of the sea and beautiful beaches and the center of Umag, this luxury apartment is for sale in a unique residential building with attractive and modern architecture, overlooking the sea. The apartment is located on the ground floor of a modern new building with an elevator. The total area of the apartment is 71.40 m<sup>2</sup>. It consists of a living room with an open kitchen and dining room, two bedrooms and a bathroom. The living room leads to a spacious covered terrace of 14.80 m with prepared installations for the summer kitchen. The apartment is built from unique high-quality materials with underfloor heating using a heat pump and cooling using valve convectors. The carpentry will be aluminum with three-layer glass. Future owners have the option of buying an outdoor parking space at a price of 20,000 euros or a garage parking space with a storage room at a price of 30,000 euros. The price of the apartment includes VAT and it 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 the end of 2026. Just a few steps away are beautiful beaches, the sea, top restaurants, cafes, promenades, bicycle paths, a children's playground and various other necessary amenities, and the center of Umag is only a 5-minute easy walk 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: 1225 ID CODE: 1225

## Additional contact info

Reference Number: 654572

Agency ref id: 1225  
Contact phone: 091 784 8083