

## ISTRA, UMAG - Stan sa vrtom u novogradnji 200m od mora, Umag, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, UMAG - Stan sa vrtom u novogradnji 200m od mora
Property for:	Sale
Property area:	36 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Garden area:	40 m <sup>2</sup>
Price:	205,182.00 €
Updated:	Oct 10, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	1
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### Description

Description:	ISTRIA, UMAG - Apartment with a garden in a new building 200m from the sea
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The first town on entering Istria from the north - Umag. It conquers with its variety and richness of offer. Umag is a small town that, through 45 km of coastline and an interesting hinterland, combines the peculiarities of the entire region and is perhaps the best introduction to a different experience of the Mediterranean. The city of Umag has a very interesting history. Roman nobles discovered it and decided to appropriate it as their summer residence. The splendor, opulence and glamor of those times are reflected even today in the Venetian houses of the old city core - parts of the walls and towers, as well as Renaissance and Baroque buildings and churches, have been preserved. Apartment for sale in a new building in a TOP location 200 m from the sea on the ground floor of an apartment building. The apartment is located in a quiet and beautiful neighborhood. The apartment of 36.07 m<sup>2</sup> consists of a living room with an open kitchen and dining room, one bedroom and a bathroom. The living room leads directly to the 5.50 m<sup>2</sup> loggia. The apartment also has a spacious garden of 40 m<sup>2</sup> and one parking space of 12.50 m<sup>2</sup>. The building, built of high-quality building materials, is equipped with all communal infrastructure: road, city sewerage, electricity, electricity and water supply. The apartment is sold fully furnished. The building is located only 200 m from the sea, close to all important facilities (beautiful beaches, golf courses, sports and recreation facilities, restaurants, bakery, shops, etc.), and considering its attractive location, it is an ideal opportunity for all those looking for real estate. near the sea suitable both for housing and for renting for tourist purposes. The buyer is exempt from paying real estate sales tax. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33876

### Additional contact info

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