

## Istra, Umag - okolica - moderan dvosoban stan u novogradnji na mirnoj i lijepoj lokaciji, 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 - okolica - moderan dvosoban stan u novogradnji na mirnoj i lijepoj lokaciji  
Property for: Sale  
Property area: 72 m<sup>2</sup>  
Floor: 1  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 2  
Price: 255,000.00 €  
Updated: Nov 08, 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

Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: Istria, Umag - surroundings Apartment D - 1ST FLOOR An attractive apartment for sale in a new building, in a smaller, modern residential building with 4 residential units, in an attractive location in the suburbs of Umag. The apartment is located in a quiet environment, with a beautiful view of the greenery and the sea, only 2 km from the beaches and the city center. The total area of the apartment itself is 72.60 m<sup>2</sup>, and it consists of: 2 bedrooms, 2 bathrooms, a storage room, a spacious open-concept living area with a kitchen, dining room and living room, and a large covered terrace with a view of the sea. The apartment also has a large storage room in the basement of approx. 11 m<sup>2</sup>, terrace on the roof of the building of approx. 37 m<sup>2</sup> and a parking space with an electric charger. vehicles. The apartment is equipped with underfloor heating and an inverter air conditioner for heating/cooling. It is sold on a turnkey basis, without furniture. Completion and occupancy is planned before summer 2025. Thanks to its location, proximity to beaches and all essential facilities for a quality life, as well as modern and quality construction, this unique property is a perfect choice for vacation, residence or rental for tourist purposes. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Law on mediation in real estate transactions. "ART LIVING REAL ESTATE" agency, as an authorized intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT at the moment of concluding the Pre-Contract or Purchase Agreement for the mediation service. 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: 1254 ID CODE: 1254

## Additional contact info

Reference Number: 663043

Agency ref id: 1254  
Contact phone: 091 784 8083