

ISTRA, UMAG - Luksuzno adaptirana dva stana s pogledom na more, 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

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| Title: | ISTRA, UMAG - Luksuzno adaptirana dva stana s pogledom na more |
| Property for: | Sale |
| Property area: | 130 m ² |
| Floor: | 1 |
| Number of Floors: | 3 |
| Bedrooms: | 6 |
| Bathrooms: | 2 |
| Price: | 480,000.00 € |
| Updated: | Oct 25, 2024 |

Condition

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| Built: | 2014 |
| Last renovation: | 2023 |

Location

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



Permits

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|------------------------|-----|
| Building permit: | yes |
| Ownership certificate: | yes |

Additional information

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| Energy efficiency: | A+ |
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Description

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| Description: | ISTRIA, UMAG - Luxuriously renovated two apartments, located in a smaller building of recent construction with a wonderful view of the sea, the sunset and the Alps. We proudly present these highly luxurious and high-quality apartments located in a smaller building of recent construction. It is a quiet location ideal for a safe and peaceful family life or as an ideal option for a tourist rental with a safe return on investment. The apartments are located on the 1st floor of a building that consists of only 5 apartments, and the location apartments are a ten-minute drive |
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from the center of Umag, as well as a 4-minute drive from beautiful beaches.

DESCRIPTION OF THE APARTMENT: A smaller apartment measuring 61 m² consists of two comfortable bedrooms (one larger and one smaller), a spacious bathroom, a modern and fully equipped kitchen, a spacious dining room and a comfortable living room with an exit to a covered terrace with a sea view. A larger apartment of 79 m² of living space, consists of a modern and equipped kitchen, a separate spacious dining room and a comfortable living room, which also has access to a covered terrace of 6 m² with a wonderful view of the sea, the sunset and the Alps. In addition, the apartment consists of a spacious modern bathroom and 3 bedrooms, two of which are larger bedrooms with a double bed, while the third room is a children's room with a bunk bed. Each room has a large new sliding wardrobe and remote control lighting. **ADDITIONAL INFORMATION:** These are apartments that have been completely renovated by the owner as a private family property, which gives future owners the assurance that some of the highest quality materials and one of the best design solutions have been used. Every room in the apartment is used to the maximum in order to ensure the targeted level of luxury and comfort. In addition to the works that involved the complete renovation of all installations, from electricity, water, drainage and the Internet, new joinery was also installed, which makes staying in the apartment significantly more comfortable, high-quality floor ceramics, and in addition to all this, a completely new and high-quality furniture. New smart air conditioners with inverters have been installed in each apartment, with the help of which it is possible to heat and cool the apartments. In addition, the larger apartment has a chimney with the possibility of installing a pellet or wood stove. * The apartments also include two parking spaces and a storage room in the basement of the building. * Both apartments are sold fully furnished. * Ownership of both apartments is in order. 1/1, while the building has all the necessary documentation. * Apartments are sold exclusively together. In short, these are apartments that will certainly not leave you indifferent. What sets them apart from other apartments in this location is the fact that one apartment can always be used as a private property, and the other can be used as a tourist rental property, which ensures a return on investment. Equally, according to the needs of the future owners, it is possible to rent both apartments in order to ensure a higher and faster return on the investment. For more questions, necessary additional information, as well as the desire to organize an appointment to view the apartments and get to know their location, please feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34459

Additional contact info

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