

## UMAG, novogradnja stan na trećem katu!, Umag, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	UMAG, novogradnja stan na trećem katu!
Property for:	Sale
Property area:	73 m <sup>2</sup>
Floor:	3
Bedrooms:	3
Bathrooms:	2
Balcony area:	8 m <sup>2</sup>
Price:	272,000.00 €
Updated:	Oct 29, 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:	In preparation

### Parking

Garage:	yes
Number of parking spaces:	1

## Description

Description:

Istria, Umag (Apartment 3-02) In the northwest of the Istrian Peninsula, in the city of Umag, we offer modern apartments under construction. Umag has long been an attractive destination, known since ancient times as a summer residence, and today is famous for its rich content throughout the year. The city has been declared the European City of Sports and hosts various events, concerts, performances, and exhibitions. The new building is located near shops, kindergartens, schools, and within walking distance of the beaches. It consists of four entrances with a total of 122 apartments of different sizes. The apartments are vertically connected by elevators and a staircase. Ground floor apartments come with an adjoining garden for additional comfort. This project is ideal for young families and those seeking peace and rest. The expected completion of construction is June 30, 2025. This spacious apartment, with a total area of 73.08m<sup>2</sup>, is located on the third floor of the building, facing southeast. It consists of an entrance area, 2 bedrooms, 2 bathrooms, and a spacious living room with a kitchen and dining area. The living room has access to a balcony of 8.18m<sup>2</sup>. The apartment also includes a storage room of 2.94m<sup>2</sup> and 1 garage space. The total area you are purchasing is 88.52m<sup>2</sup>.  
Technical characteristics: Reinforced concrete monolithic structure Partition walls of double thickness gypsum board (W112) with additional thermal and sound insulation Facade cladding-ETICS system, thermal insulation thickness of 10 cm High-quality multi-chamber PVC profile system joinery, lift-and-slide balcony doors Electrically operated blinds in rooms, none in the living room Heating and cooling system via a multisplit air conditioning system (External units are not visually exposed, roof, garage, ground floor), air conditioning unit in each room Each apartment has its own water and electricity meter Telephone, TV antenna, internet connection, video intercom First-class large-format ceramics (corridor and bathrooms) First-class parquet in all rooms The subject is in the VAT system. **THE BUYER DOES NOT PAY A 3% REAL ESTATE TRANSACTION TAX.**  
Payment of 15% upon pre-contract. If you have additional questions or would like to organize a viewing of the property, please feel free to contact me. ID CODE: IS1510750

## Additional contact info

Reference Number: 671655  
Agency ref id: IS1510750