

## Umag, novogradnja stan u prizemlju s okucnicom, Umag, Flat



### Seller Info

Name: Dogma Nekretnine  
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Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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 u prizemlju s okucnicom
Property for:	Sale
Property area:	73 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Terrace area:	9 m <sup>2</sup>
Price:	270,000.00 €
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 O-05) In the northwest of the Istrian peninsula, in the city of Umag, we offer modern apartments under construction. Umag has been an attractive destination for many years, known since ancient times as a summer residence, and today it is also known for its rich content throughout the year. The city has been declared the European City of Sports and hosts various events, concerts, shows and exhibitions. The new building is located in the immediate vicinity of shops, kindergartens, schools and within walking distance of the beaches. It consists of four entrances with a total of 122 apartments of various sizes. The apartments are connected vertically by elevators and stairs. The ground-floor apartments come with an attached garden for extra comfort. This project is ideal for young families and those looking for peace and rest. The expected completion of construction is June 30, 2025. This spacious apartment, with a total square footage of 73.14m<sup>2</sup>, is located on the ground floor of the building, facing south-west, and has its own garden of 22.92m<sup>2</sup>. It consists of an entrance hall, 2 bathrooms, 2 spacious bedrooms, one of which is en suite (with its own bathroom) and a spacious living room with kitchen and dining room. The living room has access to a 9.50m<sup>2</sup> terrace. The apartment also has a storage room of 4.53 m<sup>2</sup> and a garage. The total square footage you are buying is 113,09m<sup>2</sup>.  
Technical characteristics: -reinforced concrete monolithic construction -partition walls made of double-thick plasterboard lining (W112) with additional heat and sound insulation -facade cladding-ETICS system, thermal insulation 10 cm thick -carpentry, high-quality multi-chamber PVC profile system, liftable, sliding balcony walls - electric blinds are installed in the rooms, while there are no blinds in the living room - heating and cooling system through a multisplit air conditioning system (outdoor units are not visually exposed, roof, garage, ground floor), air conditioning unit in every room -each apartment has its own water and electricity meter -telephone, antenna TV, internet connection, video intercom - first-class large-format ceramics (hallway and bathrooms) -first-class parquet in all rooms The subject is in the VAT system. THE BUYER DOES NOT PAY 3% REAL ESTATE SALES TAX. Payment of 15% per pre-contract. ID CODE: IS1510344

## Additional contact info

Reference Number: 672395  
Agency ref id: IS1510344