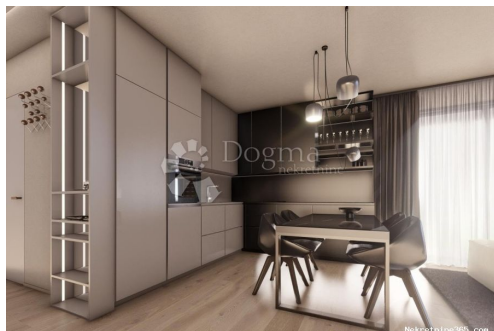


Stan u prizemlju s okućnicom, na 10min od mora, Umag, Flat



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:	Stan u prizemlju s okućnicom,na 10min od mora
Property for:	Sale
Property area:	79 m ²
Bedrooms:	3
Bathrooms:	1
Price:	365,000.00 €
Updated:	Oct 29, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	1
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Description

Description:	EXCLUSIVE! (APARTMENT B) *New construction in the vicinity of Umag, just 10 minutes from the sea. The property is located in the vicinity of Umag, just 10 minutes from the sea. It is part of a functional multi-apartment building with six apartments. The building is a new construction and was built according to high construction quality standards. The contractor and the investor are reliable, which
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provides security to the future owners. The front of the building and the terrace face west, allowing you to enjoy the beautiful view of the sea and sunsets. The roof of the building is flat, which enables the installation of solar panels and the possibility of using renewable energy sources. The biggest advantage of this apartment on the ground floor is a spacious terrace of 18.50m² (9.25m² NET) and a garden area of approx. 60m². The mentioned advantages make a ground floor apartment with a terrace and garden an attractive choice for people who want to enjoy the benefits of outdoor space, practicality and additional freedom of movement. The apartment consists of an entrance hall, two bedrooms, a storage room, a bathroom and a spacious living room with a kitchen. In front of the entrance to the apartment there is a built-in wardrobe, providing additional storage space. The quality of the apartments is high, with electric underfloor heating and air conditioners that ensure an optimal temperature in all rooms. The joinery is aluminum with three-layer glass, providing good insulation from external conditions. The property includes 1 covered parking space in the price, while it is possible to purchase an additional covered or uncovered parking space. Also, there are 2 parking spaces with electric power available to tenants. There are 6 storage rooms in the basement of the building, one of which is included in the price of the apartment. * Beautiful location * Underfloor heating * All rooms are air-conditioned * Aluminum joinery, three-layer glass * 1 parking space included in the price * the possibility of purchasing covered or uncovered parking * 1 storage in the price * 2 parking spaces with electric power (for use) * Distance from the beach 1000m * City sewerage, internet * Video surveillance The planned deadline "under the roof" is June 2023, while the planned completion of the project is expected during the summer of 2024. The stated PRICE OF THE REAL ESTATE INCLUDES VAT, so the new owner will not have to pay real estate sales tax (3%). If you are interested, contact us and book your appointment to view this beautiful property. Contact with confidence, Leonida Meglaj licensed agent +385 95 905 98 98 ID CODE: IS1509446

Additional contact info

Reference Number: 673814
Agency ref id: IS1509446