

## Istra, Umag - atraktivan stan u prizemlju, 400 m od mora i centra grada, 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 - atraktivan stan u prizemlju, 400 m od mora i centra grada  
Property for: Sale  
Property area: 46 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Garden area: 18 m<sup>2</sup>  
Price: 198,000.00 €  
Updated: Nov 18, 2024

### Condition

Built: 2007

### 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: D

## Description

Description: Istria, Umag An apartment for sale in an attractive location, only 400 m from the sea and beaches and the same distance from the center of Umag. The apartment is located on the ground floor, has a living area of 46 m<sup>2</sup> and consists of: an entrance hall, a living room with an open-plan kitchen and dining room, a bedroom, a bathroom and a spacious covered terrace (carport) with its own garden with a total area of 18 m<sup>2</sup>. The apartment also has a storage area of 4.81 m<sup>2</sup>. The total area of the apartment with a fenced yard is 69 m<sup>2</sup>. The apartment is heated and cooled by an inverter air conditioner and floor heating in the bathroom. The apartment is fully furnished and functional and is being sold as such. There is a large parking lot in front of the building with a sufficient number of parking spaces for all vehicles. The apartment is located near all important facilities, beaches, shops, catering facilities, etc., and is an ideal opportunity for all those who are looking for an attractive property near the sea, suitable for living and vacationing as well as for renting for tourist purposes. Dear clients, it is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. 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: 1260 ID CODE: 1260

## Additional contact info

Reference Number: 679009  
Agency ref id: 1260  
Contact phone: 091 784 8083