

## Umag, TOP lokacija, moderan trosoban stan u novogradnji s pogledom na more. Umag, Διαμέρισμα



### Πληροφορίες Πωλητή

Όνομα:	Art Living Real Estate
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Επώνυμο:	Real Estate
Όνομα	ART LIVING REAL ESTATE
Εταιρίας:	
Service Type:	Selling and renting
Χώρα:	Croatia
Region:	Istarska županija
City:	Umag
Ταχυδρομικός	52470
Κώδικας:	
Διεύθυνση:	Pozioi 1g
Mobile:	+385 91 784 80 83
Phone:	+385 91 784 80 83
Σχετικά με εμάς:	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

## Στοιχεία καταχώρησης

**Κοινά**

Τίτλος:	Umag, TOP lokacija, moderan trosoban stan u novogradnji s pogledom na more
Ιδιοκτησία για:	Πώληση
Τετραγωνικά Πόδια:	93 m <sup>2</sup>
Αριθμός Ορόφων:	2
Υπνοδωμάτια:	4
Μπάνια:	2
Βεράντα:	17 m <sup>2</sup>
Τιμή:	510,000.00 €
Δημοσιεύτηκε:	16.11.2024

**Κατάσταση**

Νεόκτιστα:	όχι
Χτίστηκε:	2021

**Τοποθεσία**

Χώρα:	Croatia
Κράτος / Περιοχή /	Istarska županija
Επαρχία:	
Πόλη:	Umag

Περιοχή Πόλη: Umag  
Poštanski broj: 52470

## Άδειες

Οικοδομική άδεια: όχι  
πιστοποιητικό  
ιδιοκτησίας: όχι



## Πρόσθετες πληροφορίες

Ενεργειακής απόδοσης: Στο πλαίσιο της προετοιμασίας

## Στάθμευση

Αριθμός χώρων  
στάθμευσης: 1

## Περιγραφή

Πρόσθετες πληροφορίες: Istra - Umag – Savudrija S2 Prodaje se prekrasan moderan trosoban stan 150 m od mora u prizemlju manje stambene zgrade u novogradnji. Ovaj prekrasan stan s pogledom na more i obližnje maslinike nalazi se na top lokaciji te na samo 3 km od centra grada Umaga, 2 km od golf igrališta i 12 km od graničnog prijelaza sa Slovenijom. Stan površine 83,62 m2 sastoji se od prostranog dnevnog boravka s kuhinjom i blagovaonicom otvorenog tipa s izlazom na prekrasnu terasu površine 17,12 m2 s koje se pruža panoramski pogled. Stan također ima 3 spavaće sobe, 2 kupaonice i degažman s garderobnim ormarom. Stanu pripada i spremište u podrumu 3 m2 te jedno parkirno mjesto 12,50 m2 i vrt površine 78,10 m2. Vlasnicima stanova nudi se mogućnost kupnje dodatnog podrumskom prostora kvadrature između 33-47 m2 kojeg je moguće prema željama kupca povezati unutar njim stubištem sa stambenom jedinicom u prizemlju te prenamijeniti u studio sobu, modernu konobu, fitness odnosno wellness zonu. Opskrbljena je svom komunalnom infrastrukturuom: cesta, gradska kanalizacija, el. struja i vodovod, toplinska pumpa za grijanje i hlađenje, sustav klimatizacije te podnim grijanjem. Kupcu je omogućeno da prije dovršetka završnih unutar njim radova, u dogovoru s prodavateljem vrši manje preinake internog uređenja stana. Kupnja po principu "ključ u ruke", kompletno dovršena i useljiva, bez namještaja. Planirani završetak radova prosinac 2022. Zgrada je smještena u mirnom naselju u blizini svih bitnih sadržaja, okružena prirodom i zelenilom te je idealna prilika za sve one koji traže atraktivnu nekretninu u blizini mora pogodnu kako za stanovanje tako i za iznajmljivanje u turističke svrhe. POJEDINOSTI NEKRETNINE: Novogradnja Konoba (mogućnost dokupnje) Pogled i blizina mora Blizina centra grada Blizina graničnog prijelaza (12 km od Slovenske granice) Podno grijanje Klimatizacija Toplotna pumpa Parkirno mjesto ID KOD AGENCIJE: 207

## Πρόσθετες πληροφορίες επαφής

Εσωτερικός αριθμός 613243

αναφοράς:

Agency ref id: 207

ΤΗΛΕΦΩΝΟ 091 784 8083

ΕΠΙΚΟΙΝΩΝΙΑΣ: