

Apartment

Umag, Istria



Ref	RE-U-34459
Type	Apartment
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	130 sqm
No. of bedrooms	5
No. of bathrooms	2
Price	€ 480 000

Apartment

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Price went down from 560 000 eur to 480 000 eur!

Discounted now! Hot sale!

Two luxury apartments in Umag, with sea views, 2 km from the sea!

Total area is 130 sq.m.

In fact these are luxuriously renovated two apartments, located in a smaller building of recent construction with a wonderful view of the sea, the sunset and the Alps.

These are highly luxurious and high-quality apartments located in a smaller building of recent construction. It is a quiet location ideal for a safe and peaceful family life or as an ideal option for a tourist rental with a safe return on investment.

The apartments are located on the 1st floor of a building that consists of only 5 apartments, and the location apartments are a ten-minute drive from the center of Umag, as well as a 4-minute drive from beautiful beaches.

Description of property:

A smaller apartment of 61 m2 consists of two comfortable bedrooms (one larger and one smaller), a spacious bathroom, a modern and fully equipped kitchen, a spacious dining room and a comfortable living room with an exit to a covered terrace with a view of the sea.

A larger apartment of 79m2 of living space, consists of a modern and equipped kitchen, a separate spacious dining room and a comfortable living room, which also has access to a covered terrace of 6m2 with a wonderful view of the sea, the sunset and the Alps. In addition, the apartment consists of a spacious modern bathroom and 3 bedrooms, two of which are larger bedrooms with a double bed, while the third room is a children's room with a bunk bed. Each room has a large new sliding wardrobe and remote control lighting.

Additional info: These are apartments that have been completely renovated by the owner as a private family property, which gives future owners the assurance that some of the highest quality materials and one of the best design solutions have been used. Every room in the apartment is used to the maximum in order to ensure the targeted level of luxury and comfort. In addition to the works that involved the complete renovation of all installations, from electricity, water, drainage and the Internet, new joinery was also installed, which makes staying in the apartment significantly more comfortable, high-quality floor ceramics, and in addition to all this, a completely new and high-quality furniture. New smart air conditioners with inverters have been installed in each apartment, with the help of which it is possible to heat and cool the apartments.

In addition, the larger apartment has a chimney with the possibility of installing a pellet or wood stove.

* The apartments also include two parking spaces and a storage room in the basement of the building.

* Both apartments are sold fully furnished.

* Ownership of both apartments is in order. 1/1, while the building has all the necessary documentation.

* Apartments are sold exclusively together.

In short, these are apartments that will certainly not leave you indifferent.

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What sets them apart from other apartments in this location is the fact that one apartment can always be used as a private property, and the other can be used as a tourist rental property, which ensures a return on investment.

Equally, according to the needs of the future owners, it is possible to rent both apartments in order to ensure a higher and faster return on the investment.

For more questions, necessary additional information, as well as the desire to organize an appointment to view the apartments and get to know their location, please feel free to contact us!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3692 €

Average price/m² of this type
in this region:
4610 €

Median price/m² of this type
in this region:
4333 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4159 €

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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