

# Apartment

## Umag, Istria



<b>Ref</b>	RE-U-34981
<b>Type</b>	Apartment
<b>Region</b>	Istria › Umag
<b>Location</b>	Umag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 550 000

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Fantastic 1st line apartment in Umag, with astonishing open sea views!

We present to you a unique apartment in the center of Umag, located in the first row to the sea, in the objectively most desirable building in the city, and easily possible further afield.

The apartment is located on the third and last floor of a building built in 2008, which was recently renovated with a new facade and roof.

It is equipped with an elevator, a garage and a space for bicycles on the ground floor, and all important facilities - from shops, restaurants and promenades - are only a five-minute walk away.

The apartment has top class A+ energy efficiency, is fully furnished and includes all appliances, making it ready for immediate occupancy.

The interior space is characterized by a well-thought-out layout that separates the day and night areas. The entrance hall of 7 m<sup>2</sup> leads to a spacious living room connected to the kitchen and dining room (32 m<sup>2</sup>), where you can enjoy the panoramic view of the sea and the old town from the 10 m<sup>2</sup> covered west-facing balcony. From the living room, as well as the kitchen and all bedrooms, there is access to a south-facing terrace (12 m<sup>2</sup>), which is ideal for sunbathing and relaxing, and can be covered if desired.

The night part consists of two spacious bedrooms with double beds, of which the master bedroom has its own bathroom, and one children's room. An additional bathroom, a separate toilet and a storage area of 1.5 m<sup>2</sup> are also available, while in the garage there is also a woodshed for additional storage space.

Every room in the apartment is air-conditioned, with a total of five air conditioners, while ceramics are installed throughout the space, which contributes to elegance and ease of maintenance. High mansard type ceilings create a feeling of spaciousness and light.

The apartment comes with its own parking space in the garage, which offers additional convenience for all vehicle owners.

This unique property offers the luxury of living by the sea, combined with the comfort and convenience of the city center, and is the perfect choice for those looking for a high-quality home in the heart of Umag. 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.

### **Property advantages:**

Garage  
Storage

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Lift

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Price per m<sup>2</sup>:  
5.500 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.458 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.216 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
6.090 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5.593 €

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