

Apartment

Umag, Istria



Ref	RE-U-37855
Type	Apartment
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	96 sqm
Plot size	144 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 369 000

Luxury Ground-Floor Apartment with Garden Near the Adriatic Sea in Umag

Experience the perfect blend of **luxury and comfort** in this **exclusive ground-floor apartment**, just **300 meters from the Adriatic Sea** in Umag. Situated in a **new boutique residence**, this modern home offers premium quality and an exceptional living environment.

With a **net area of 49.90 m²**, the apartment features a **spacious entrance hall, an open-plan kitchen with a dining area, and a bright living room** that opens onto a **covered terrace of 24 m²**, ideal for outdoor relaxation. It also includes **two stylish bedrooms and a modern bathroom**.

One of the standout features of this property is its **private garden of 144 m²**, perfect for enjoying the Mediterranean climate. The apartment also comes with **a private parking space and a storage room**, ensuring maximum convenience.

Thanks to its **prime location near the sea**, this property is an **excellent investment for tourist rentals** while also offering a **tranquil and comfortable home for year-round living**.

Don't miss this opportunity to own a **luxury apartment in Umag**. Contact us today for more details or to schedule a viewing.

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:

Storage
Garden
Modern

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Price per m²:
3.844 €

Average price/m² of this type
in this region:
4.693 €

Median price/m² of this type
in this region:
4.685 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

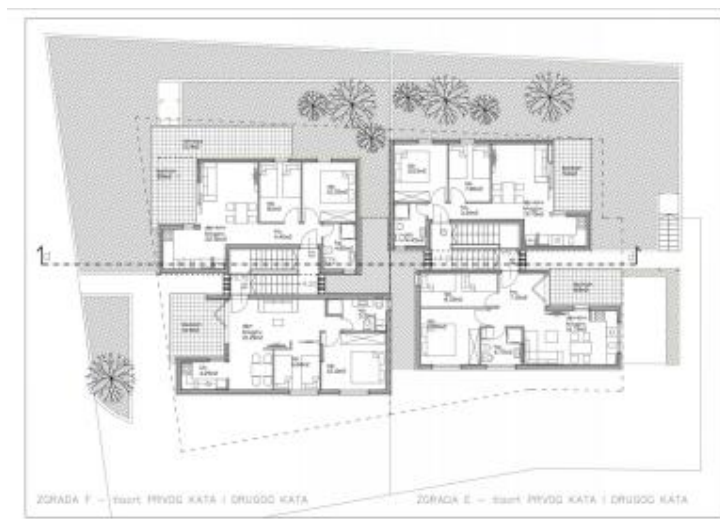
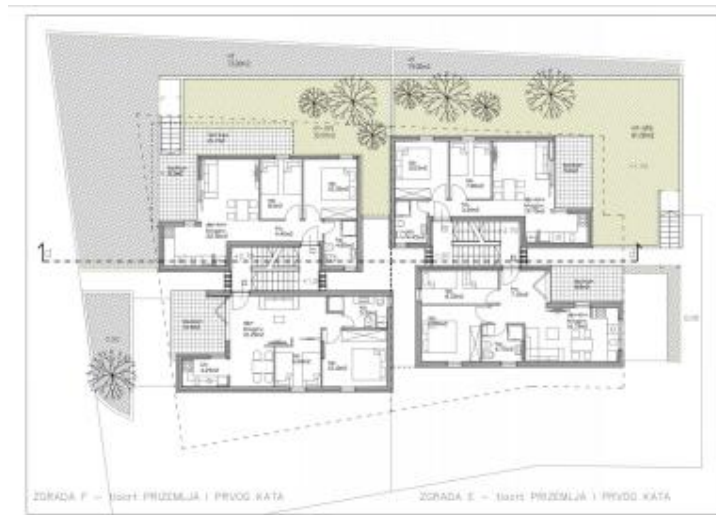
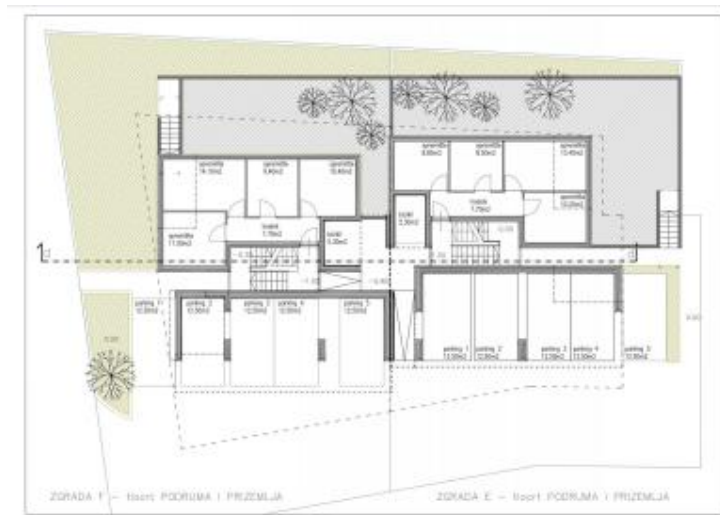
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