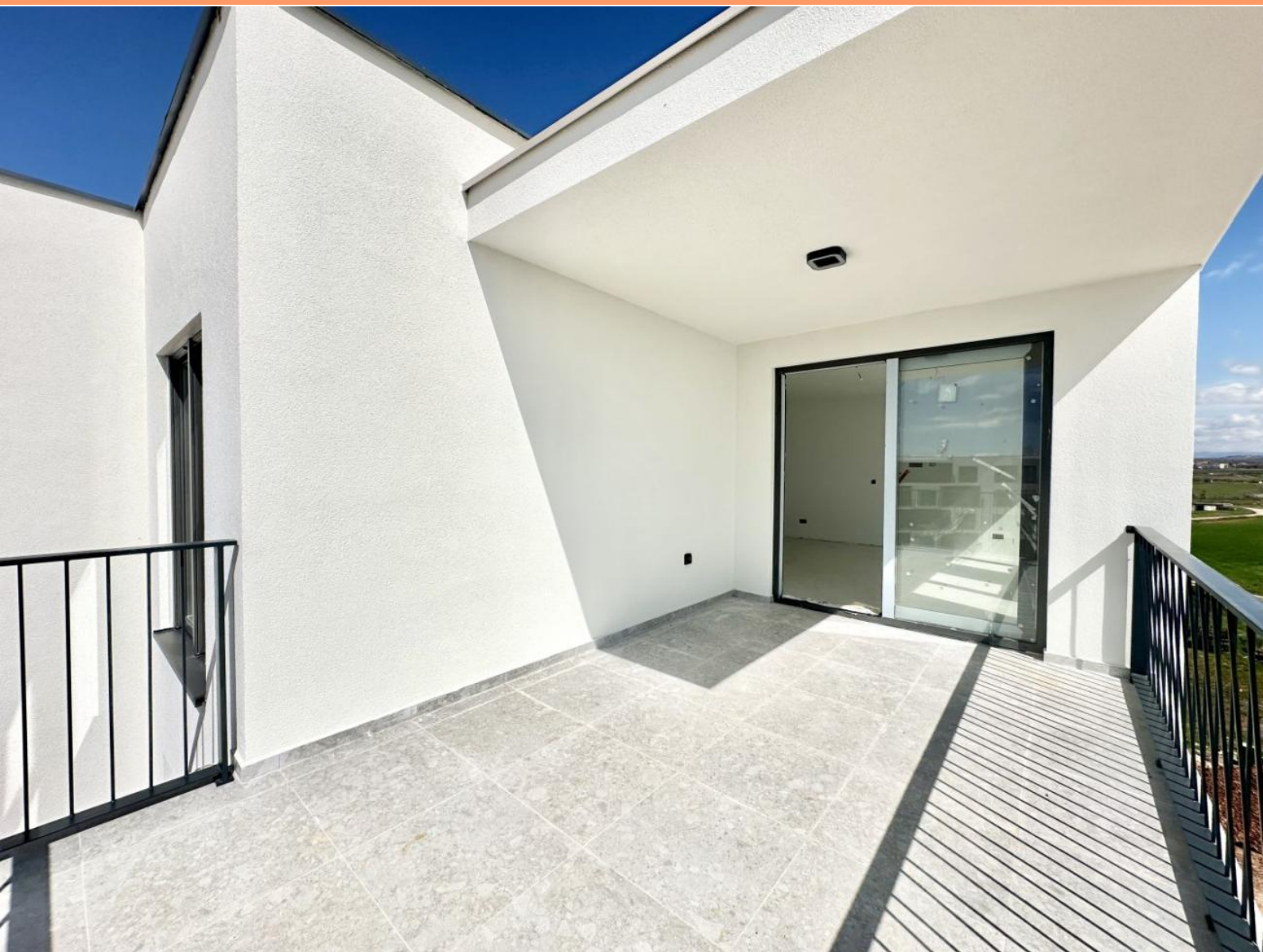


# Apartment

## Umag, Istria



<b>Ref</b>	RE-U-38352
<b>Type</b>	Apartment
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	700 m
<b>Floorspace</b>	73 sqm
<b>No. of bedrooms</b>	2

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Apartment

## Umag, Istria



**No. of bathrooms**

2

**Price**

€ 274 000

An exclusive two-bedroom apartment with an elevator is available in one of Umag's most prestigious new residential buildings, just 700 meters from the sea.

Spanning a total of 73 m<sup>2</sup>, this spacious first-floor apartment is designed for elegance and comfort. It features a bright living room with a modern kitchen, two luxurious bedrooms, two stylish bathrooms, and an 8 m<sup>2</sup> balcony. The property also includes a 2.94 m<sup>2</sup> storage space, one covered parking spot, and one garage space, ensuring maximum convenience.

Built with a professional approach and meticulous attention to detail, the building boasts reinforced concrete monolithic construction with mezzanine panels for added safety and stability. Inside, partition walls with double-thick plasterboard coverings provide excellent thermal and sound insulation. The exterior is finished with an ETICS façade system with 10 cm thermal insulation, optimizing energy efficiency. High-quality PVC carpentry with electric blinds enhances both comfort and security.

Each apartment is equipped with a top-tier multisplit heating and cooling system for year-round climate control and efficiency. Individual meters for water and electricity, along with an electric boiler for sanitary water, ensure independent utility management. Modern connectivity features include telephone, antenna, TV, and internet connections, along with a built-in video intercom for added security.

The interiors are finished with high-quality parquet flooring in the living spaces and bedrooms, while hallways and corridors are elegantly tiled. Combining premium materials and top-tier equipment, this apartment offers exceptional living comfort and is also an excellent investment for tourist rentals. With construction set for completion in mid-2025, future owners will soon be able to enjoy all the benefits of this luxurious home.

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.

# Apartment

## Umag, Istria



Price per m<sup>2</sup>:  
3753 €

Average price/m<sup>2</sup> of this type  
in this region:  
4601 €

Median price/m<sup>2</sup> of this type  
in this region:  
4290 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4459 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4124 €

# Apartment

Umag, Istria



# Apartment

## Umag, Istria





# Apartment

Umag, Istria



# Apartment

Umag, Istria



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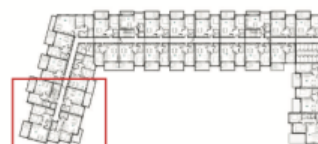
# Apartment

## Umag, Istria



ITURION RESIDENCES

AT - segment 1



-03

-sobni

OVRŠINA 42,82 m<sup>2</sup>

balkon 9,94 m<sup>2</sup>

-01

-sobni

OVRŠINA 64,77 m<sup>2</sup>

balkon 12,52 m<sup>2</sup>



1 - s

POVRŠINA 44

+ balkon 5

2 - s

POVRŠINA 64

+ balkon 1

# Apartment

## Umag, Istria

ENTURION RESIDENCES

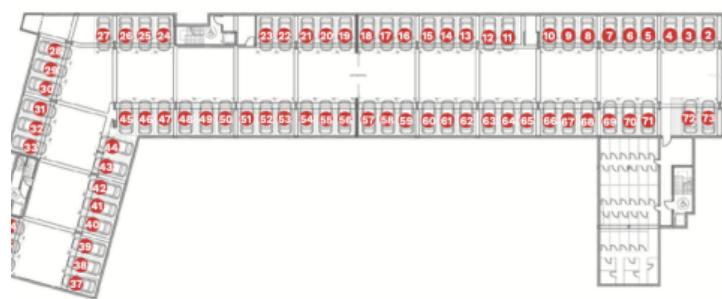
KAT



ENTURION RESIDENCES

**GARAŽA - garažna parkirna mjesta i spremišta**

GARAŽA



ENTURION RESIDENCES

**PRIZEMLJE natkriveni i vanjski parkirni prostor**

