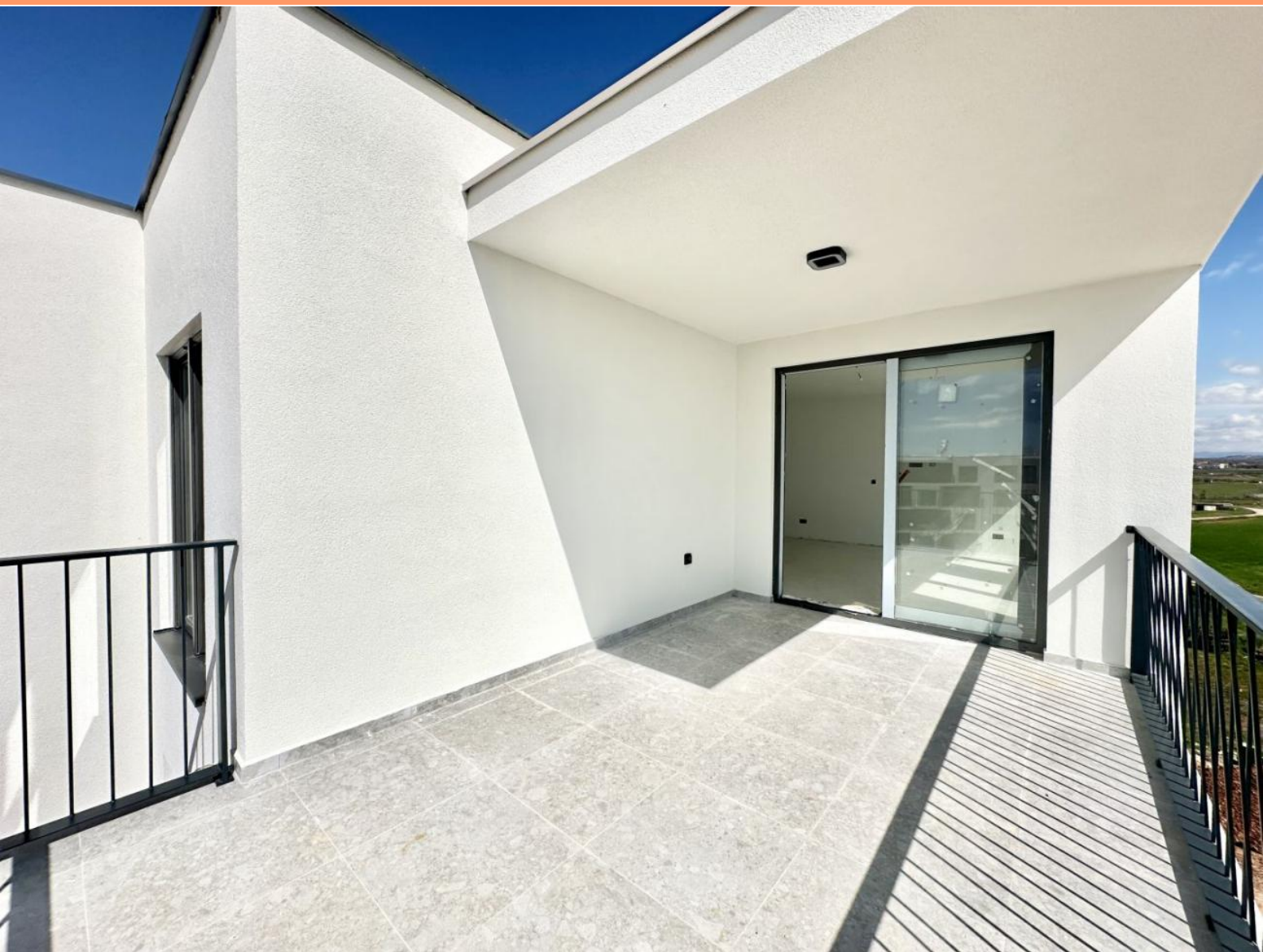


# Apartment

## Umag, Istria



<b>Ref</b>	RE-U-38356
<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>	71 sqm
<b>No. of bedrooms</b>	2

# Apartment

## Umag, Istria



**No. of bathrooms**

1

**Price**

€ 260 000

# Apartment

## Umag, Istria



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 beach.

Spanning 77 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, a stylish bathroom, and a 12 m<sup>2</sup> balcony. The property also includes a 3.38 m<sup>2</sup> storage space, one covered parking spot, and one garage space, ensuring maximum convenience.

Built with meticulous attention to detail, the building boasts a reinforced concrete monolithic structure with mezzanine panels for enhanced 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 premium multisplit heating and cooling system for year-round climate control and efficiency. Independent meters for water and electricity, along with an electric boiler for sanitary water, ensure practical and cost-effective living. 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 feature elegant tiles. Designed with top-tier materials and equipment, this apartment offers exceptional comfort for daily living and serves as an excellent investment for tourist rentals. With construction set for completion in mid-2025, future owners will soon be able to enjoy all the advantages 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.

### **Property advantages:**

- Garage
- Storage
- Lift
- Urbanized
- Modern

# Apartment

## Umag, Istria



Price per m<sup>2</sup>:  
3.662 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.693 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.685 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

# Apartment

Umag, Istria



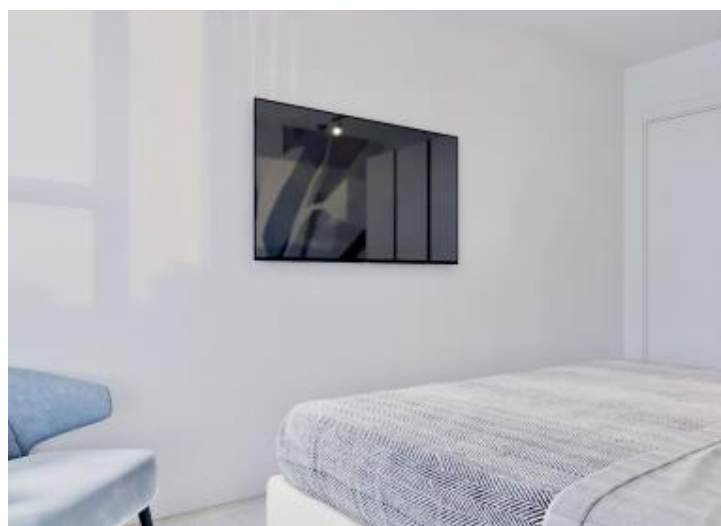
# Apartment

Umag, Istria



# Apartment

Umag, Istria



# Apartment

Umag, Istria



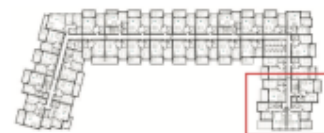
# Apartment

## Umag, Istria



### CENTURION RESIDENCES

#### 1. KAT - segment 6



#### 1-30

**1 - sobni**  
POVRŠINA 49,85 m<sup>2</sup>  
+ loggia 11,07 m<sup>2</sup>

#### 1-31

**1-sobni**  
POVRŠINA 42,99 m<sup>2</sup>  
+ balkon 9,25 m<sup>2</sup>

#### 1-32

**2 - sobni**  
POVRŠINA 46,91 m<sup>2</sup>  
+ balkon 15,47 m<sup>2</sup>

#### 1-33

**2-sobni**  
POVRŠINA 58,82 m<sup>2</sup>  
+ balkon 11,78 m<sup>2</sup>



# Apartment Umag, Istria

CENTURION RESIDENCES

## 1.KAT



**1. KAT**  
26 x jednosobni + dnevni boravak  
7 x dvosobni + dnevni boravak  
16 spremišta

CENTURION RESIDENCES

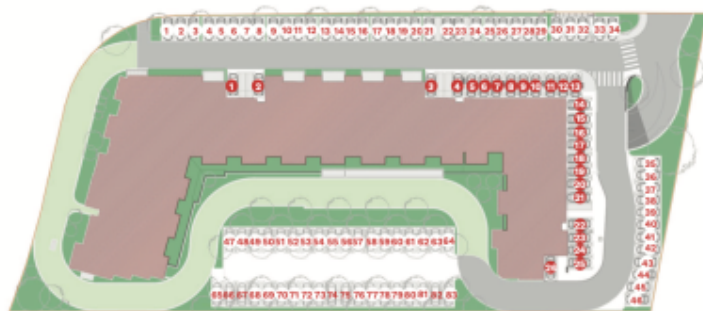
## GARAŽA - garažna parkirna mjesta i spremišta



**GARAŽA**  
74 parkirna mjesta  
33 spremišta

CENTURION RESIDENCES

## PRIZEMLJE natkriveni i vanjski parkirni prostor



**PRIZEMLJE**  
26 natkrivenih parkirnih mjesta  
83 ne natkrivena parkirna mjesta