

Apartment

Umag, Istria



Ref	RE-U-39502
Type	Apartment
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	82 sqm
No. of bedrooms	3

Apartment

Umag, Istria



No. of bathrooms

1

Price

€ 383 000

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Three-bedroom apartment with terrace, pool, and sea view, just 400 meters from the beach!

Located in a peaceful area near Umag, just a few minutes' walk from the sea, this modern three-bedroom apartment perfectly combines comfort, style, and functionality.

Apartment S1A is situated on the ground floor of a high-quality building with a total of 12 units. It offers 82.5 m² of living space, featuring three spacious bedrooms, an open-plan living room with dining area and kitchen, a bathroom, an additional guest toilet, and an entrance hallway. From the living area, you can step out onto both covered and uncovered terraces—ideal for relaxing or entertaining outdoors.

The apartment includes a private parking space and storage room located in the underground garage, providing added security, protection, and convenience.

A standout feature is the shared outdoor area: the building's garden boasts a large 60 m² swimming pool with a sunbathing deck, accessible to all residents—perfect for enjoying summer days and unwinding without leaving home.

The building is equipped with modern technologies and premium materials, including underfloor heating with a heat pump, fan coil cooling system, smart home system, top-quality ceramics, three-layer parquet flooring, aluminum and PVC joinery with electric shutters, and preparation for an alarm system.

The project is scheduled for completion by the end of 2025.

This apartment is an excellent choice for those seeking a blend of modern living, proximity to the sea, and luxury amenities—whether for personal use or as a tourist investment.

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
- Swimming pool
- Storage
- Floor heating
- Garden
- Modern

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Price per m²:
4.671 €

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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