

New development

Umag, Istria



Ref	RE-U-39595
Type	New development
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	1600 m
Floorspace	82 sqm
Plot size	120 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 255 000

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New complex of modern new apartments cca. 1500 meters from the sea in Umag area!

Sample apartment is on the ground floor of a new building in Umag, perfect for those looking for a functional and pleasant living space. Thanks to its large private garden, this property offers more than a classic apartment - it offers a feeling of home.

The apartment of 82 m² consists of two bedrooms, two bathrooms, hallway and a living room connected to the kitchen and dining room with access to a covered balcony - an ideal place for a morning rest or socializing with friends.

There is also a storage room, two parking spaces and a spacious garden of 120 m².

The garden is a real rarity in a new building - ideal for children, pets, a garden or a summer kitchen. An intimate and safe environment for family life.

Additional amenities include two private parking spaces, a private storage room on the ground floor, underfloor heating and air conditioning.

The apartment is located in a quiet area, ideal for everyday life with a family, and all important amenities such as shops, schools, kindergartens and beaches are just a few minutes' drive away. The building is under construction, and completion is planned for the end of 2025. The sea is just a few minutes by bike. This is a unique opportunity - smaller apartments in new buildings with their own garden are extremely rare on the market. An ideal choice for couples, small families, retirees or as a smart investment.

Other apartments available in same residence:

39598 - 1st floor - 70 m² - 2 bedrooms/2 bathrooms- 241 000 eur

39599 - 1st floor - 70 m² - 2 bedrooms/2 bathrooms- 241 000 eur

39594 - 2d floor - 69 sq.m. - 2 bedrooms/2 bathrooms - 241 000 eur

39593 - 2d floor - 69 sq.m. - 2 bedrooms/2 bathrooms - 241 000 eur

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
- Floor heating
- Garden
- Modern

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Price per m²:
3.110 €

Average price/m² of this type
in this region:
4.089 €

Median price/m² of this type
in this region:
4.277 €

Average price/m² of this type
in Croatia:
4.587 €

Median price/m² of this type
in Croatia:
4.261 €

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