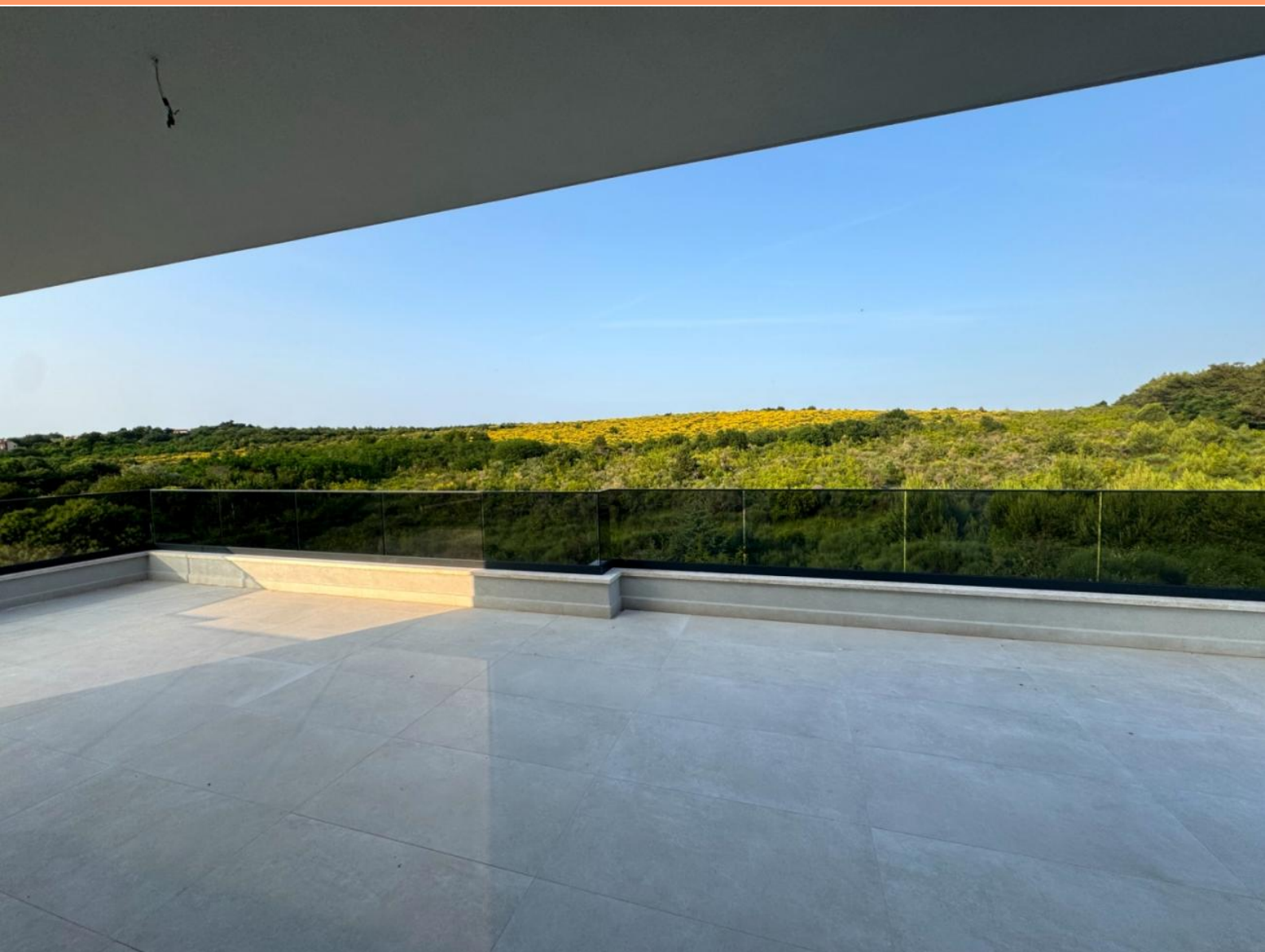


Apartment

Umag, Istria



Ref	RE-U-45503
Type	Apartment
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	300 m
Floorspace	104 sqm
No. of bedrooms	2

Apartment

Umag, Istria



No. of bathrooms

2

Price

€ 441 000

Modern Two-Story Apartment in Umag, Just 300m from the Sea - A Perfect Investment Opportunity!

Located in the charming town of Umag, on the westernmost edge of the Croatian coastline, this vibrant town is well-connected to the rest of Europe and offers a rich blend of history, tourism, and sport. The town's picturesque streets, promenades along the sea, and a beautiful mix of old and modern buildings create a stunning atmosphere. Umag enjoys a mild Mediterranean climate, with plenty of sunny days and crystal-clear waters. Its diverse coastline boasts various beaches, from sandy and pebbly to rocky and concrete, offering something for every type of visitor. The surrounding hills are home to fortified villages with breathtaking views, offering a glimpse into the area's fascinating history. Visitors can also enjoy local agro-tourism, tasting authentic delicacies hosted by friendly locals. Umag consists of 23 unique settlements, making it a truly special destination.

In a picturesque village near Umag, this modern residential building spans three levels and contains a total of four apartments. The property is built with durable, high-quality materials, ensuring long-term satisfaction and safety. Each floor has been carefully designed to maximize space, blending aesthetics, functionality, and comfort.

The apartment for sale is elegantly furnished and well-equipped, offering 101 m² of living space across the first and second floors. The open-plan design merges the kitchen, dining room, and living area, creating a spacious and inviting atmosphere. The apartment includes two bedrooms, an office, two bathrooms, a pantry, storage, and a large terrace that spans the entire second (top) floor.

Heating and cooling are managed by air conditioning units and an electric underfloor heating system. Additionally, the apartment is equipped with a 5.4 kW solar power system, contributing to energy efficiency. The apartment also comes with its own parking space of 12.50 m² (with a useful area of 2.50 m²), which includes an electric vehicle charging station.

This high-quality new build apartment is an ideal choice for a comfortable family home or a lucrative investment for tourist rentals, offering both luxury and practicality in a sought-after location.

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

Apartment

Umag, Istria



Urbanized
Modern

Apartment

Umag, Istria



Price per m²:
4.240 €

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 €

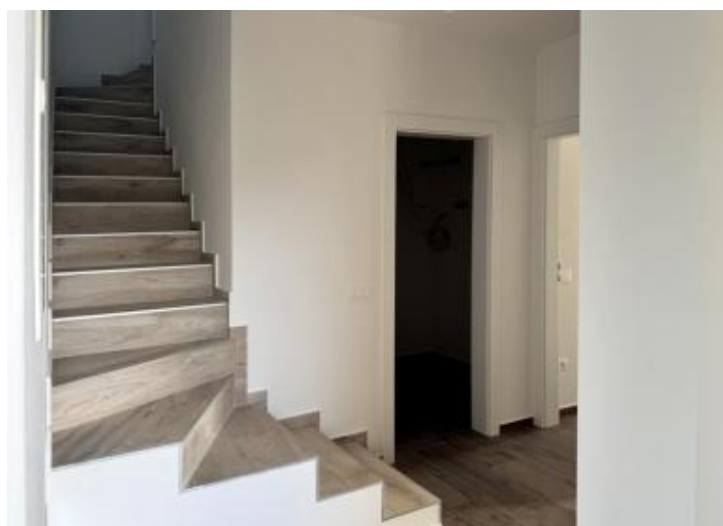
Apartment

Umag, Istria



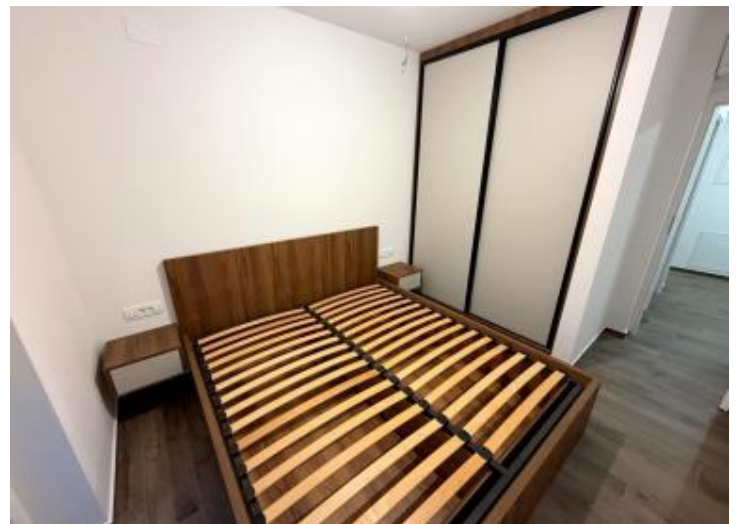
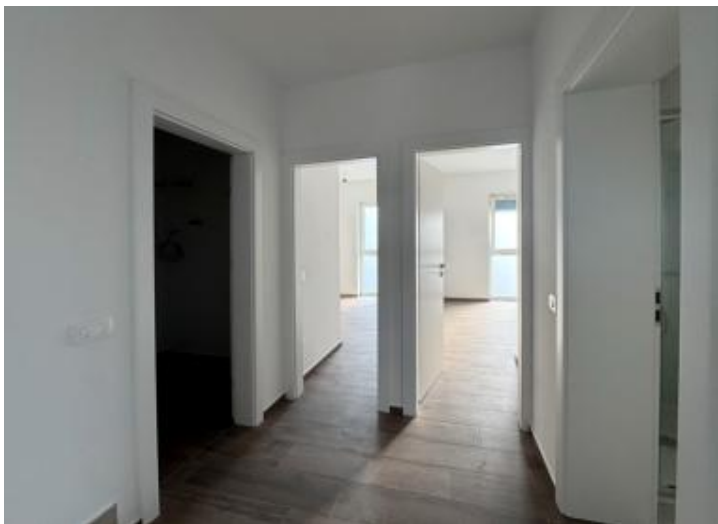
Apartment

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