

# Apartment

## Umag, Istria



<b>Ref</b>	RE-U-47435
<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>	300 m
<b>Floorspace</b>	80 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 380 000

## UMAG | Exquisite Luxury Apartment - Just 300m from the Sea!

### Premium 80 m<sup>2</sup> Residence | Shared Pool & BBQ | Exclusive Rooftop Access

We are proud to present an **exclusive opportunity** to acquire a spacious, high-end apartment in one of Umag's most coveted locations. Perfectly positioned just steps from the Adriatic Sea, vibrant coastal promenades, and premium urban amenities, this residence offers the ultimate blend of modern comfort and Mediterranean lifestyle.

### The Residence: Modern Comfort & Superior Quality

This spacious **2-bedroom apartment (2S+DB)** is designed with an emphasis on open, light-filled spaces and high-quality construction standards.

- **Open-Concept Living:** An expansive living area and modern kitchen serve as the heart of the home, leading directly onto a **private terrace**—perfect for Mediterranean al fresco dining.
- **Accommodations:** Two well-appointed bedrooms and a sleek bathroom, totaling **80 m<sup>2</sup>** of functional and elegant living space.
- **Premium Climate Control:** For year-round comfort, the property is equipped with air conditioning and **luxury underfloor heating throughout** the entire apartment.
- **Turn-Key Ready:** The apartment is sold **fully furnished**, allowing for an immediate move-in or rental start.

### Elite Amenities & Outdoor Lifestyle

This property offers more than just a home; it provides a resort-style living experience:

- **Pool & Garden Access:** Residents enjoy full access to a beautifully maintained courtyard featuring a **swimming pool and BBQ area**, perfect for socializing and summer relaxation.

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- **Exclusive Rooftop Terrace:** A standout feature of this property is the access to a **stunning rooftop terrace**. Boasting panoramic sea views, it serves as a private oasis for sunbathing and enjoying the Adriatic sunsets.
- **Private Parking:** One dedicated parking space is included with the property.

### Why Choose This Property?

The combination of superior build quality and a high-demand location makes this apartment an exceptionally attractive asset on the Istrian market. Whether you are seeking a **luxury vacation residence** or a **high-yield investment property** for premium tourist rentals in Umag, this seaside gem is an unrivaled choice.

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:

Roof terrace  
Swimming pool  
Floor heating  
Garden  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
4.750 €

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 €

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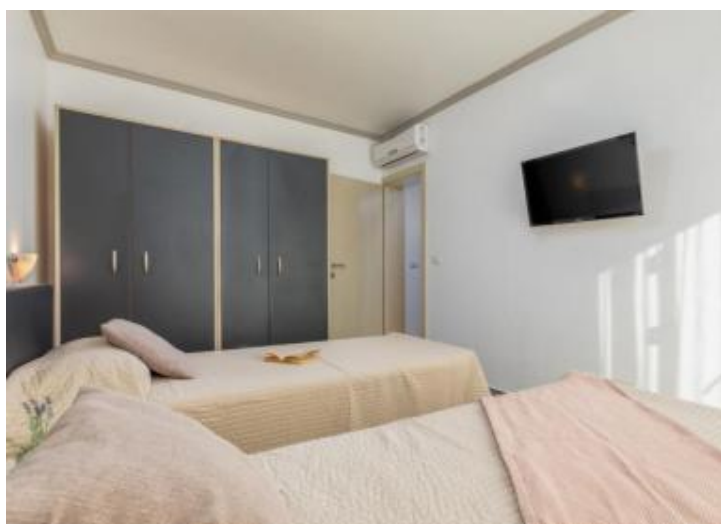
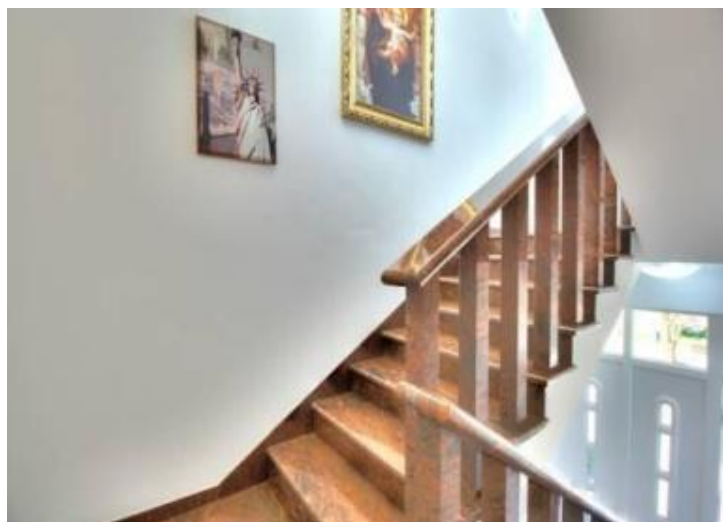
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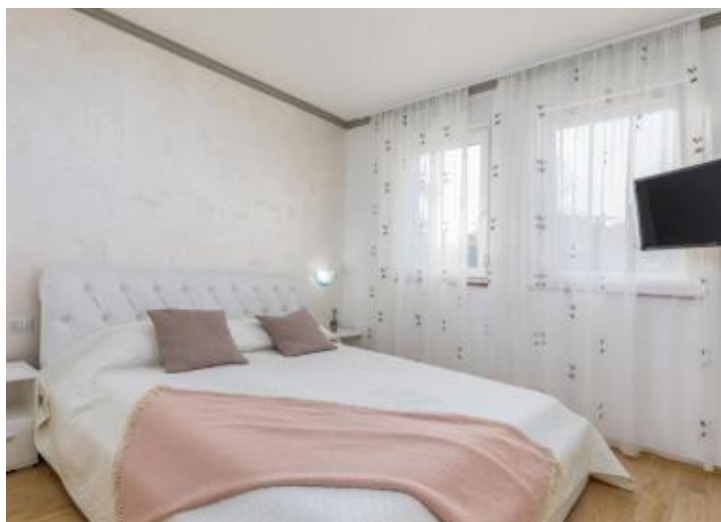
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