

New development

Umag, Istria



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|-------------------------|-----------------|
| Ref | RE-AB-LO |
| Type | New development |
| Region | Istria > Umag |
| Location | Umag |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 100 m |
| Floorspace | 53 sqm |
| No. of bedrooms | 1 |
| No. of bathrooms | 1 |
| Price | € 291 950 |

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Exceptional new 5***** resort in Istria in Umag area 100 meters from the beaches. It offers villas, apartments, common gated territory with swimming pool, spa- and wellness centre, gym. kitchen and wine bar, small boats marina, public beach nearby. Resort will offer reception, 24/7 surveillance services, electric car charging station, maintenance packages.

The closest airports to the resort are the following:

- Portoroz Airport with a distance of 12 km
- Ronchi Dei Legionari Airport with a distance of 49 km
- Pula Airport is with a distance of 62 km
- Ljubljana Airport is 156.6 km away approx.

There are several blocks of apartments in the residence.

Sample ground floor apartment D7-1 of 53,52 sq.m. offers 1 bedroom, bathroom, salon with kitchen, terrace with garden.

There is underground parking included in price.

Price is 291 950 eur plus VAT (364 937 eur with VAT included).

Each of the blocks offers four apartments: two smaller ones on the ground floor and two spacious ones, one per floor, on the 1st and 2d floors.

Other apartments available for sale in the complex:

D7-3 - 125 sq.m. - 611 420 eur + VAT (764 275 eur with VAT included).

D7-4 - 113 sq.m. - 624 872 eur + VAT (781 090 eur with VAT included)

D8-3 - 125 sq.m. - 611 915 eur plus VAT (764 893 eur with VAT included)

D9-3 - 125 sq.m. - 611 915 eur plus VAT (764 893 eur with VAT included)

D9-4 - 113 sq.m. - 625 025 eur plus VAT (781 281 eur with VAT included)

The prices for apartments include underground parkign of 12,5 sq.m. for smaller apartments and 25 sq.m. for larger apartments.

The complex aslo offer 21 villa of A,B,C types priced from 891 880 eur plus VAT (1 114 850 eur with VAT included).

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.

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Property advantages:

Swimming pool

Gym

Spa

Garden

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Price per m²:
5.508 €

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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| | Neto Area m2 | Terases m2 | Total m2 | Undergroun d Parking m2 | Parking Price m2 | Price m2 | Total Price |
|--------------|-----------------|---------------|-------------|-------------------------------|---------------------|-------------|--------------------|
| App.1 | 45.38 | 8 | 53.38 | 12.5 | €25,000.00 | €5,000.00 | €291,950.00 |
| App.3 | 82.23 | 42.53 | 124.76 | 25 | €50,000.00 | €4,500.00 | €611,420.00 |
| App.4 | 82.21 | 30.51 | 112.72 | 25 | €50,000.00 | €5,100.00 | €624,872.00 |
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| App.3 | 82.23 | 42.64 | 124.87 | 25 | €50,000.00 | €4,500.00 | €611,915.00 |
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| App.3 | 82.23 | 42.64 | 124.87 | 25 | €50,000.00 | €4,500.00 | €611,915.00 |
| App.4 | 82.21 | 30.54 | 112.75 | 25 | €50,000.00 | €5,100.00 | €625,025.00 |