

# Apartment

## Umag, Istria



<b>Ref</b>	RE-U-25897
<b>Type</b>	Apartment
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	98 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 495 000

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Apartment in a luxurious new building, front row by the sea, with a sea view - wonderful Umag city, the closest to Slovenian border!

For sale is a beautiful three-bedroom apartment in the very heart of the town of Umag, only 30 meters away from Mobala. This modern apartment spans 98 square meters, providing an exceptionally comfortable and functional living space. The apartment is equipped with contemporary amenities and high-quality materials, ensuring maximum comfort, luxury, and convenience. It consists of a spacious living room with an open kitchen and dining area, two bedrooms, an entrance hallway, and a bathroom equipped with a shower cabin. Additionally, the apartment has a covered terrace of 9 square meters, perfect for relaxation.

The apartment offers everything needed for a modern and luxurious lifestyle, including underfloor heating for year-round comfort, high-security entrance doors, and an elevator. The location is exceptionally advantageous, situated in the very center of the town, with quick access to restaurants, shops, bars, and all other amenities that Umag offers.

Furthermore, this property provides exclusive access to a landscaped beach, ideal for an unforgettable summer vacation. High-quality construction, proximity to the beach, central location, and the geotrafic position near the Slovenian border make this property extremely attractive, suitable for permanent residence, vacation, and tourist rental.

The property is in the construction phase, with a planned completion in mid-2024.

The apartment is sold fully finished, excluding furniture.

### GENERAL PROPERTY FEATURES:

- Proximity to the sea: 30 m
- City center
- New construction
- High-quality construction
- Elevator
- Underground garage
- Air conditioning with split system (3 indoor and 1 outdoor unit)
- Underfloor heating
- Aluminum joinery
- Heat pump

Do not miss the opportunity to become the proud owner of this luxurious apartment in Umag and enjoy an exclusive living experience in one of the most attractive new developments on the market. For additional information and apartment viewing, contact our agency today.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:**

Floor heating

Lift

Modern

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Price per m<sup>2</sup>:  
5.051 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.458 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.216 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
6.072 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5.585 €

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