

# New development

## Umag, Istria



<b>Ref</b>	RE-AB-OLDRES
<b>Type</b>	New development
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	112 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 437 183

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**Apartments and villas in 1st line LUXURY resort right by the sea on the first line, next to Slovenia!**  
**Bank financing possible from Slovenian bank!**  
**Split of potential rental incomes with hotel management company 50/50!**

All apartments are overlooking the sea and Piran Bay!

Unique position next to Slovenian border which guarantees great occupancy in case of renting and high rentability!

The complex of exclusive residences was the first in a series of elite coastal residences of resort type in Croatia. It is fully operational already for 10 years with great history of success. It is a winner of multiple hospitality industry awards and nominations.

The complex is located in Piran Bay facing Slovenian coast. In fine weather windows offer beautiful views of the Slovenian Portoroz, which is only 20 km along the coast, as well as the remote view of the snowy Alps and Triglav mountain. The complex is located just an hour away by car from several international airports: Ljubljana, Trieste, Pula. It is also a perfect choice if you drive from Slovenia, Austria, Germany, Slovakia, Poland or Switzerland. This complex is the closest to Croatia-Slovenian border and it is a key to its everlasting success.

The complex consists of tourist-type apartment buildings, seven residential blocks for sale and a few luxurious villas on the first-second lines to the sea.

It's 5\*\*\*\*\* star infrastructure includes:

- gated landscaped territory which covers several hectares of land by the sea
- several swimming pools, including a children's pool
- high-end gourmet restaurants and bars
- fitness center
- sports grounds (basketball court), tennis courts, a football field, gym
- beautifully arranged beachline with sunbathing terraces
- fantastic green territory which covers several hectares of gardens and lawns
- underground garages and parking areas
- congress center
- kid's club
- reception and housekeeping services
- berths and marina

In the immediate vicinity of the complex is located a golf, which is the largest in Istria. It covers 80 hectares of land and offers 18 holes, tournaments and golf academy.

This neighbourhood makes Skipper residence quite exclusive point which combines waterfront position and multiple golf and sport facilities.

MAINTENANCE AND RESERVE FEES are the following:

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- Maintenance fee is 1,85 euro plus VAT (2,31 eur/sq.m.). These funds will be used to maintain the beach, pool, roads, children. playgrounds, sports. sites, landscaping, etc.
- The reserve costs vary from building to building and range from 0,20 eur per sq.m. to 0,49 eur per sq.m. depending on the building. These funds will be used for future renovations.

**The following options are offered for sale with 5\*\*\*\*\* star class finishing and furnishing:**

### **BUILDINGS CIKLAMA**

APP 401 - 121,52 sq.m. - 2 bedrooms - 469 172 eur - furnished  
APP 404 - 121,52 sq.m. - 2 bedrooms - 437 183 eur - furnished  
~~APP 405 - 111,12 sq.m. - 2 bedrooms - 472 068 eur - furnished~~  
APP 408 - 111,12 sq.m. - 2 bedrooms - 472 068 eur - furnished

### **BUILDING FUKSIJA**

APP 409 - 121,52 sq.m. - 2 bedrooms - 501 161 eur - furnished  
~~APP 410 - 91,34 sq.m. - 1 bedroom - 367 117 eur - furnished~~  
APP 412 - 121,52 sq.m. - 2 bedrooms - 437 183 eur - furnished

### **BUILDING HORTENZIJA**

APP 417 - 116,56 sq.m. - 2 bedrooms - 511 219 eur - furnished  
APP 418 - 132,97 sq.m. - 2 bedrooms - 561 415 eur - furnished  
APP 419 - 120,65 sq.m. - 2 bedrooms - 528 139 eur - furnished

### **BUILDINGS PELARGONIJA**

APP 426 - 116,56 sq.m. - 2 bedrooms - 511 219 eur - furnished  
APP 427 - 132,96 sq.m. - 2 bedrooms - 525 580 eur - furnished  
APP 428 - 120,65 sq.m. - 2 bedrooms - 494 428 eur - furnished

### **BUILDING PRIMULA**

APP 435 - 115,97 sq.m. - 2 bedrooms - 449 460 eur - furnished  
~~APP 455 - 119,12 sq.m. - 2 bedroom - 552 734 eur - furnished~~

### **~~BUILDING AZALEA~~**

~~APP 447 - 118,99 sq.m. - 2 bedrooms - 453 419 eur - furnished~~  
~~APP 448 - 137,99 sq.m. - 2 bedrooms - 579 087 eur - furnished~~

### **BUILDING BEGONIA**

App 455 - 119 sq.m. - 2 bedrooms - 522 734 eur - furnished

All apartments are FURNISHED. The apartments have an installed kitchen with full equipment (extractor hood,

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stove, ceramic hob, oven, dishwasher, fridge with freezer, coffee maker, mixer, cutlery, dishes), a complete bathroom, air conditioning. The decoration used high-quality tiles, natural parquet. There is a telephone, high-speed Internet, a safe.

In addition to this, there are available storages, garages and/or parking spaces. Outside parking space is extra 10.000,00 € while the enclosed parking space (garage parking) is extra 20.000,00 €. Storage space is extra 2.200,00 €/m<sup>2</sup> while the net area ranges from 2,21m<sup>2</sup> up to 31,95 m<sup>2</sup> with average size of around 12-13,00 m<sup>2</sup>.

The prices do not include VAT any longer as the apartments were rented out for several years already. The purchase is subject to Property Transfer Tax of 3%.

**IMPORTANT:** There is a rental program in place but there are no guaranteed minimums. Owners can leave apartments for rent for any period with defined revenue share. The Buyer is free to choose when and how much to live in the apartment. The Buyer is free to rent out the apartment on his own via [www.booking.com](http://www.booking.com) or other platforms.

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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