

Apartment

Umag, Istria



Ref	RE-U-28968
Type	Apartment
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	30 m
Floorspace	136 sqm
No. of bedrooms	3

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Umag, Istria



No. of bathrooms

2

Price

€ 963 000

Apartment in a luxurious new building, first row to the sea in Umag!

For sale is an elegant three-bedroom apartment nestled in the bustling heart of Umag, just a mere 30 meters from the town center. Encompassing 136 square meters, this contemporary residence offers a harmonious blend of comfort and functionality. Boasting state-of-the-art amenities and premium finishes, it ensures a luxurious living experience. The layout comprises a spacious living room with an integrated open kitchen and dining area, three bedrooms, a welcoming foyer, and two bathrooms complete with shower cabins. Additionally, the apartment features a 13-square-meter covered terrace, an ideal spot for relaxation.

Designed to meet the demands of a modern and luxurious lifestyle, the apartment comes fully equipped with underfloor heating for year-round warmth, a high-security entrance door, and an elevator. Its prime location in the city center grants residents easy access to a plethora of restaurants, shops, bars, and all the amenities that Umag has to offer. Moreover, the property boasts exclusive access to a meticulously landscaped beach, perfect for indulging in an unforgettable summer retreat.

Characterized by its high-quality construction, close proximity to the beach, central location, and strategic position near the Slovenian border, this property stands out as an extremely attractive investment. It is well-suited for permanent residency, holiday stays, and lucrative tourist rentals. The property is currently under construction with an anticipated completion date in mid-2024 and will be sold "turnkey" without furniture.

GENERAL PROPERTY FEATURES:

- Proximity to the Sea: 30m
- City Center Location
- New Construction
- High-Quality Build
- Elevator
- Underground Garage
- Air Conditioning with Split System (3 internal and 1 external unit)
- Underfloor Heating
- Aluminum Joinery
- Heat Pump

Don't miss this unique opportunity to become the proud owner of this luxurious apartment in Umag, and embrace an exclusive lifestyle in one of the most captivating new developments on the market. For further details and to arrange a viewing, please contact our agency today.

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.

Apartment

Umag, Istria



Price per m²:
7081 €

Average price/m² of this type
in this region:
4835 €

Median price/m² of this type
in this region:
5087 €

Average price/m² of this type
in Croatia:
5454 €

Median price/m² of this type
in Croatia:
4963 €

Apartment

Umag, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Umag, Istria

