

# Apartment

## Umag, Istria



<b>Ref</b>	RE-U-28963
<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>	30 m
<b>Floorspace</b>	98 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 530 000

Apartment in a luxurious new building, first row to the sea in Umag, close to Slovenian border!  
Premium quality new residence right by the sea.

For sale is an elegant three-bedroom apartment situated in the vibrant heart of Umag, a mere 30 meters from the town center. Spanning 98 square meters, this contemporary residence offers a comfortable and practical living environment. The apartment is outfitted with modern amenities and premium materials, ensuring optimal comfort and luxury. The interior features a spacious living room with an integrated open kitchen and dining area, two bedrooms, a welcoming foyer, and a bathroom with a shower cabin. Additionally, there's a 9-square-meter covered terrace, an ideal space for relaxation.

Designed to cater to a modern and luxurious lifestyle, the apartment comes complete with underfloor heating for year-round warmth, a high-security entrance door, and an elevator. Its prime location in the city center provides residents with easy access to a variety of restaurants, shops, bars, and all the amenities that Umag has to offer. Furthermore, the property offers exclusive access to a beautifully landscaped beach, perfect for enjoying an unforgettable summer vacation.

Boasting high-quality construction, close proximity to the beach, a central location, and a strategic position near the Slovenian border, this property stands out as an extremely appealing 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 out on the 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.

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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Price per m<sup>2</sup>:  
5408 €

Average price/m<sup>2</sup> of this type  
in this region:  
4702 €

Median price/m<sup>2</sup> of this type  
in this region:  
4444 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4478 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4127 €

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