

# Apartment

Umag, Istria



Sveti Lovro od Dajle/ San Lorenzo di Daila

# Apartment

## Umag, Istria



<b>Ref</b>	RE-U-30167-1
<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>	300 m
<b>Floorspace</b>	49 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 308 000

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Apartment in Umag area in a brand new residence only 300 meters from the sea, with sea views!

Welcome to an oasis of luxury and comfort, where this exclusive apartment within a brand new boutique residence is located just 300m from the beautiful Adriatic Sea. This lovely residence is situated on the 2nd floor of a modern, luxurious building.

***The net area of the apartment is 49.45m<sup>2</sup> and consists of an entrance hall, a kitchen with a dining area, a living room with access to a covered terrace of 10.90m<sup>2</sup>, 2 bedrooms, and a bathroom. The apartment includes 1 parking space and a storage room.***

Due to its exceptional location, this apartment is an ideal opportunity for tourist rental but also for a peaceful family life.

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.

### **Property advantages:**

Storage  
Modern

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Price per m<sup>2</sup>:  
6.286 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.693 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.685 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

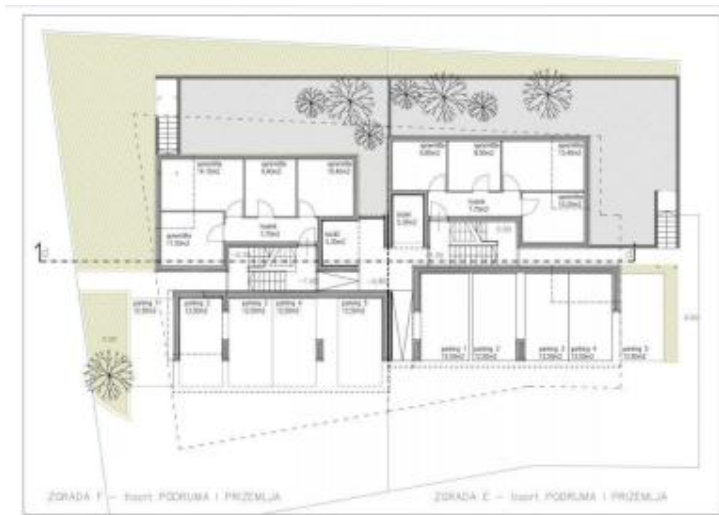
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