

# New development

## Umag, Istria



<b>Ref</b>	RE-U-37853
<b>Type</b>	New development
<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>	65 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 278 000

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New boutique complex of apartments in Istria in Umag area, 300m from the beach!

Most of apartments offer sea views.

Each apartment has storage and parking place.

They are distributed between several buildings (palazzino).

### Palazzino A.

~~AP.A1 - ground floor - total 59 sq.m. (netto 44 sq.m. + garden 81 s.qm.). Price is 265 000 eur.~~

AP.A1 - 1st floor - total 66 sq.m.. Price is 278 000 eur

Ap.A2 - 1st floor - 2d floor - total 77 sq.m.. Price is 340 000 eur.

AP.A3 - 2d floor - total 70 sq.m. - 298 500 eur.

### PALAZZINO B.

Ap.B1. - 1st floor - total 67 sq.m. - Price is 290 000 eur.

Ap.B2 - 1st floor - total 72 sq.m. - Price is 310 000 eur.

Ap.B3. - 2d floor - total 77 sq.m. - Price is 340 000 eur.

A.B4 - 2d floor - total 67 sq.m. - Price is 295 000 eur.

### PALAZZINO C.

AP.C1 - ground floor - total 59 sq.m. (netto 44 sq.m. + garden 81 s.qm.). Price is 265 000 eur.

AP.C2 - 1st floor - total 64 sq.m.. Price is 285 000 eur

Ap.C3 - 1st floor - 2d floor - total 74 sq.m.. Price is 327 000 eur.

AP.C4 - 2d floor - total 66 sq.m. - 288 000 eur.

### PALAZZINO D.

Ap.D1. - 1st floor - total 64 sq.m. - Price is 279 000 eur.

Ap.D2 - 1st floor - total 75 sq.m. - Price is 325 000 eur.

Ap.D3. - 2d floor - total 73 sq.m. - Price is 327 000 eur.

A.D4 - 2d floor - total 67 sq.m. - Price is 298 000 eur.

### PALAZZINO E.

AP.E1 - ground floor - total 71 sq.m. (netto 44 sq.m. + garden 81 s.qm.). Price is 314 000 eur.

AP.E2 - 1st floor - total 66 sq.m.. Price is 286 000 eur

Ap.E3 - 1st floor - total 66 sq.m.. Price is 279 000 eur.

AP.E4 - 2d floor - total 65 sq.m. - 278 000 eur.

### PALAZZINO F.

Ap.F1. - ground floor - total 96 sq.m. - Price is 2397 000 eur.

Ap.F2 - 1st floor - total 69 sq.m. - Price is 296 000 eur.

Ap.F3. - 1st floor - total 75 sq.m. - Price is 330 000 eur.

Ap.F4 - 2d floor - total 71 sq.m. - Price is 308 000 eur.

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Most of the apartments offer 2-bedrooms, bathroom, salon with kitchen and terrace. Planning is very functional and is ideal for renting.

This new boutique residence belongs to a wonderful green village, not yet overcrowded and free of mass tourism.

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

Garden

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Price per m<sup>2</sup>:  
4.277 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.089 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.277 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.587 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.261 €

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