

# Apartment

## Bašanija, Umag, Istria



<b>Ref</b>	RE-U-34248
<b>Type</b>	Apartment
<b>Region</b>	Istria > Umag
<b>Location</b>	Bašanija, Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	47 sqm
<b>No. of bedrooms</b>	1

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**No. of bathrooms**

1

**Price**

€ 186 000

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Apartments mere 500 meters from the sea in a quiet settlement of Basanija, Umag!

This particular apartment of 47 m<sup>2</sup> is located in a quiet and pleasant village, ideal for relaxing and enjoying nature, but also for an investment with great tourist potential.

The apartment is perfect for couples, small families or as a holiday home, given its functional organization and exceptional location.

The apartment consists of one spacious bedroom, a modern living room that is integrated with a functional kitchen, and a bathroom equipped with all the necessary amenities. The special charm of the apartment is given by the terrace, which is ideal for enjoying morning coffee or relaxing in the fresh air.

One parking space is included in the price, which is a practical advantage, especially in the summer months when the demand for parking space is higher. The apartment is located in a quiet neighborhood, far from the hustle and bustle of the city, but close enough to all the necessary facilities such as shops, restaurants and beautiful beaches nearby.

This property represents an excellent investment opportunity. Thanks to the proximity to the sea and the popularity of Umag as a tourist destination, the apartment is ideal for tourist rental or as a holiday home. The quiet location, proximity to the sea and practical layout make this apartment a perfect choice for those looking for a relaxing getaway or profitable investment in Istria.

All apartments for sale are similar, with same kind of finishing and furnishing. They are used for renting in summer.

Ground floor apartments have private gardens.

### **There are more apartments for sale in the same complex:**

- 34268- 1st floor - 48 sq.m. - 1 bedroom - 196 000 eur (S7)
- 34267 - 1st floor - 76 sq.m. - 2 bedrooms - 310 000 eur (S5)
- 34266 - Ground floor - 52 sq.m. - 1 bedroom- 232 000 eur (S4)
- 34265 - Ground floor - 56 sq.m. - 1 bedroom - 248 000 eur (S3)
- 34264 - Ground floor - 56 sq.m. - 1 bedroom - 248 000 eur (S2)
- 34263 - Ground floor - 55 sq.m. - 1 bedroom - 237 000 eur (S1)
- 34262 - 1st floor - 48 sq.m. - 1 bedroom - 196 000 eur (S7)
- 34261 - Ground floor - 50 sq.m. - 1 bedroom- 232 000 eur (S4)
- 34260 - Ground floor - 54 sq.m. - 1 bedroom - 243000 eur (S3)
- 34258 - Ground floor - 52 sq.m. - 1 bedroom - 232 000 eur (S1)
- 34257 - 1st floor - 48 sq.m. - 1 bedroom - 186 000 eur (S7)
- 34256 - 1st floor - 76 sq.m. - 2 bedrooms - 285 000 eur (S5)
- 34255 - Ground floor - 55 sq.m. - 1 bedroom - 215 000 eur (S1)
- 34254- 1st floor - 76 sq.m. - 2 bedrooms - 285 000 eur (S5)

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34253 - Ground floor - 57 sq.m. - 1 bedroom - 227 000 eur (S3)  
34252 - 1st floor - 76 sq.m. - 2 bedrooms - 285 000 eur (S5)  
34251- Ground floor - 56 sq.m. - 1 bedroom- 227 000 eur (S4)  
34250 - 1st floor - 47 sq.m. - 1 bedroom - 186 000 eur (S7)  
34249 - 1st floor - 70 sq.m. - 2 bedrooms - 285 000 eur  
34246 - 1st floor - 70 sqm. - 2 bedromms - 289 000 eur

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>:  
3957 €

Average price/m<sup>2</sup> of this type  
in this region:  
4610 €

Median price/m<sup>2</sup> of this type  
in this region:  
4333 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4490 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €



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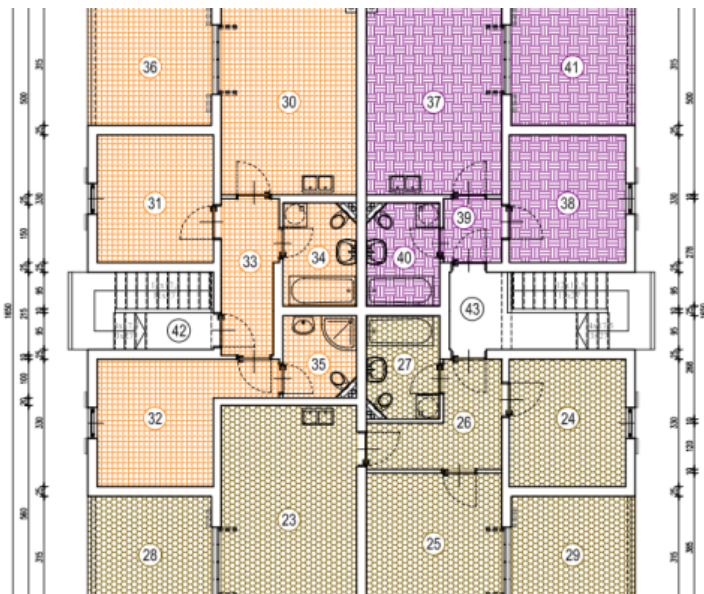
Bašanija, Umag, Istria





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