

# Apartment

## Zambratija, Umag, Istria



<b>Ref</b>	RE-U-33715
<b>Type</b>	Apartment
<b>Region</b>	Istria > Umag
<b>Location</b>	Zambratija, Umag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	130 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 450 000

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### **New apartment with a phenomenal view in Zambratija, Umag, mere 400 meters from the sea!** **One of the best offers at the market!**

This phenomenal two-story apartment located in a quiet and attractive part of Umag, in the area of Zambratija, is the perfect opportunity for those looking for a combination of luxury, quality and comfort. The apartment stands out for its top-quality construction and carefully selected materials that ensure durability and an aesthetic impression.

#### First floor:

On the first floor of the apartment there is a spacious living room that offers plenty of natural light thanks to large glass walls that lead to a balcony with a beautiful view of the surroundings. The dining room and modern kitchen are ideal for family gatherings and parties with friends. This floor also includes two comfortable bedrooms that provide a restful sleep, and a modern bathroom that is equipped with quality sanitary ware.

#### Attic:

The attic of the apartment offers additional space for enjoyment and relaxation. The project includes:

Fitness area of 28.10 m<sup>2</sup>, perfect for daily training or yoga.

Sauna of 7.70 m<sup>2</sup>, ideal for relaxing after a busy day.

A bathroom of 9.60 m<sup>2</sup> that further increases comfort.

The 2.50 m<sup>2</sup> storage room offers plenty of storage space.

Uncovered terrace of 6.80 m<sup>2</sup>, perfect for sunbathing or morning coffee in the fresh air.

#### Location:

Zambratija is known for its proximity to the sea and beautiful beaches, and the apartment is located in a peaceful environment that allows you to enjoy nature, but also close to all necessary facilities. Restaurants, cafes and shops are within easy reach, and the city of Umag is only a few minutes' drive away.

This duplex apartment is perfect for a family or as a rental investment. Do not miss the opportunity to become the owner of this extraordinary property in one of the most beautiful parts of Istria!

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>:  
3462 €

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:  
4486 €

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

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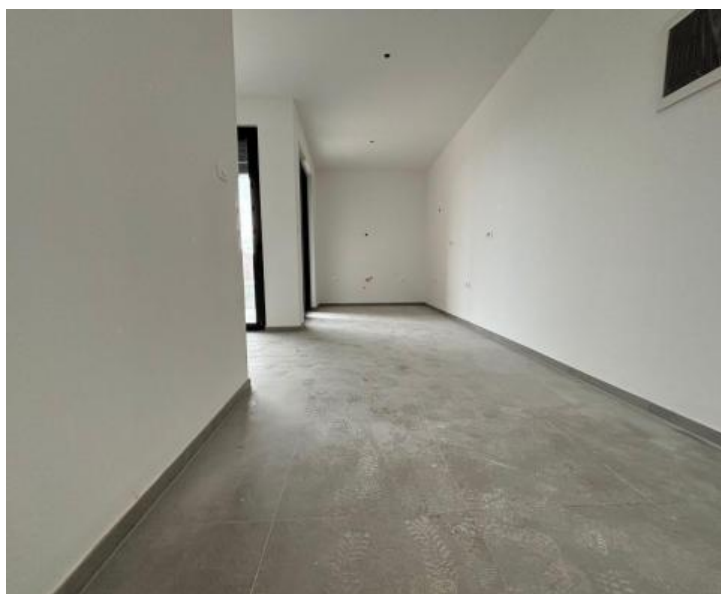
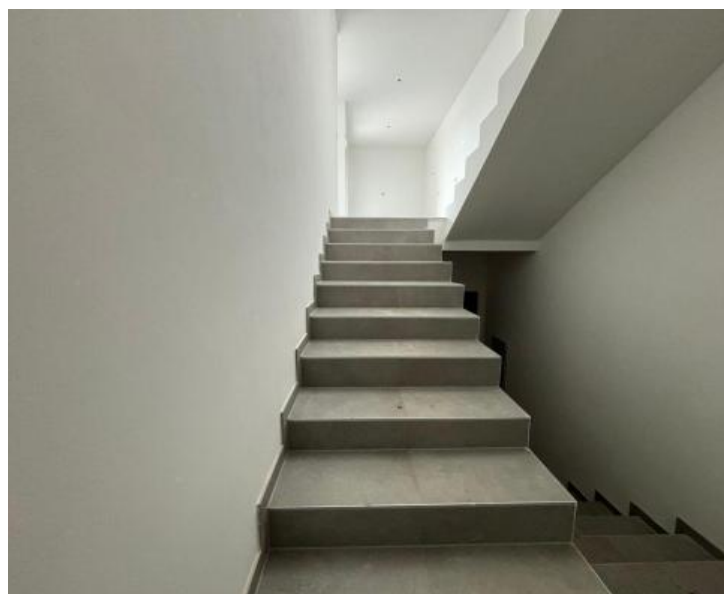
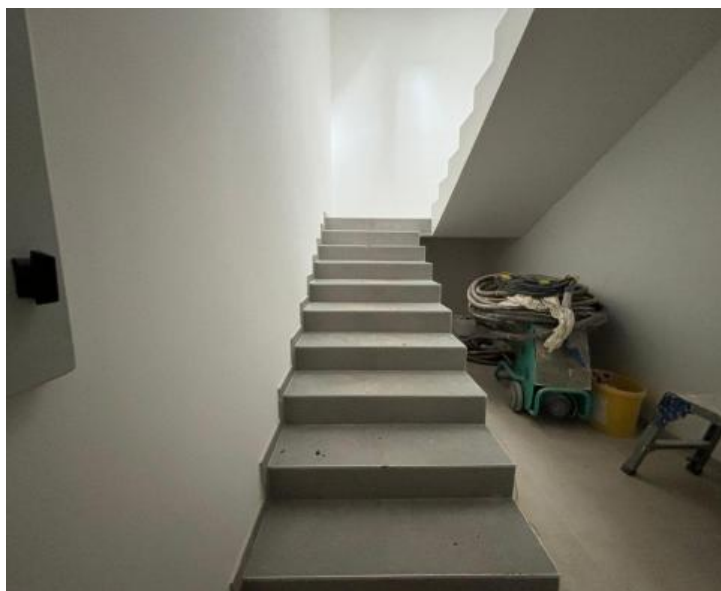
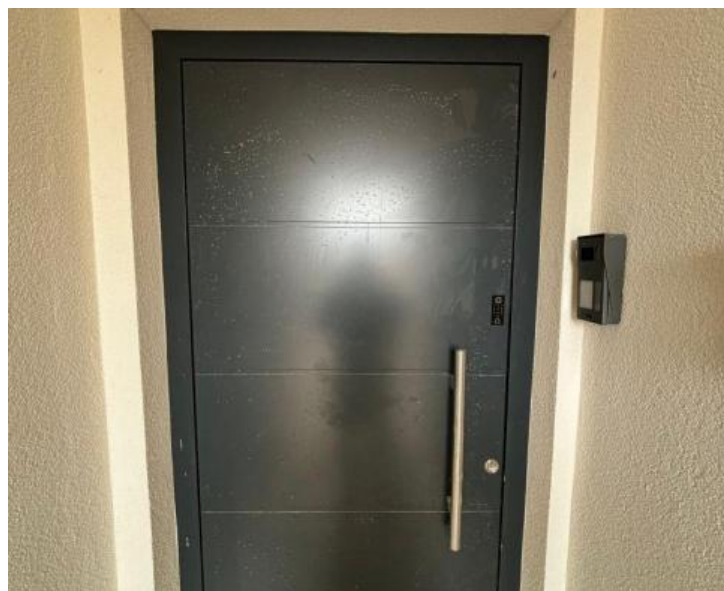
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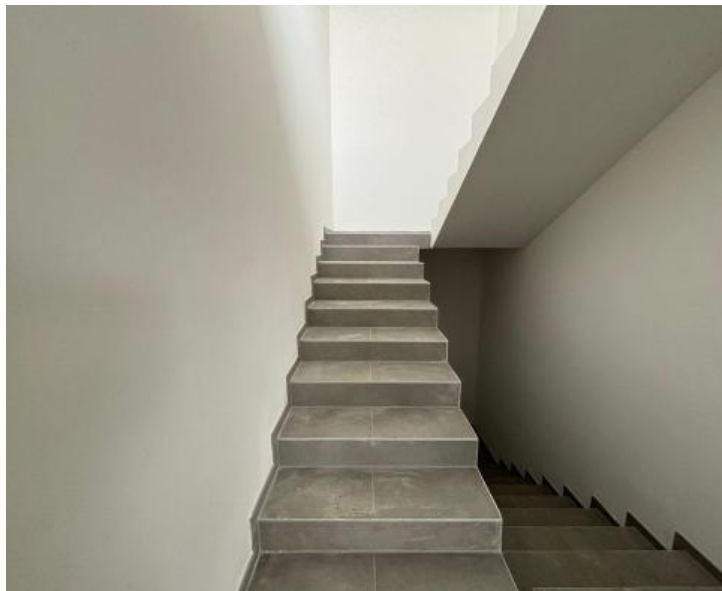
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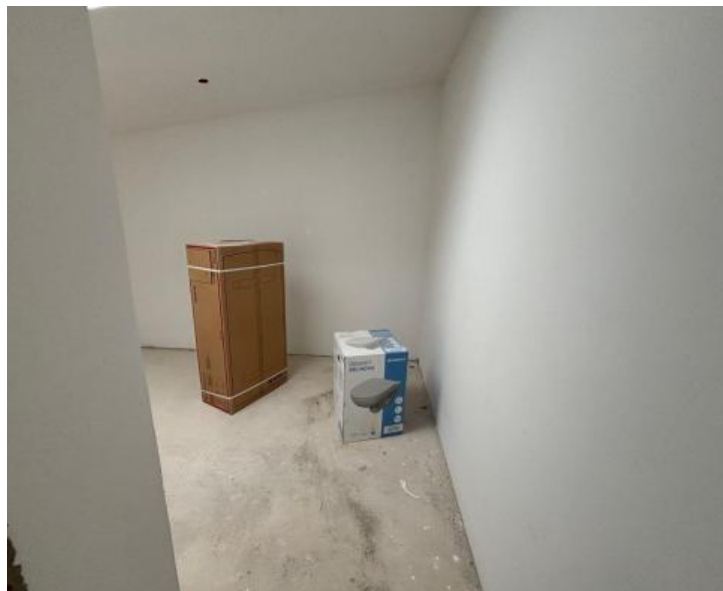
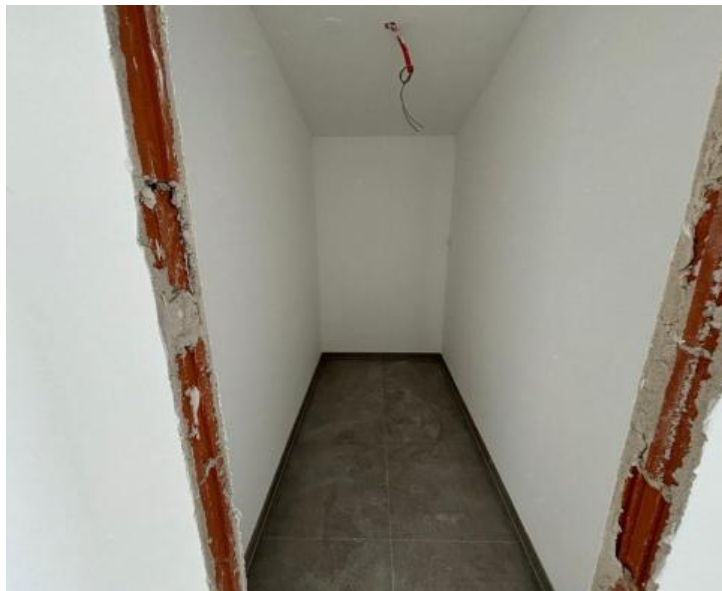
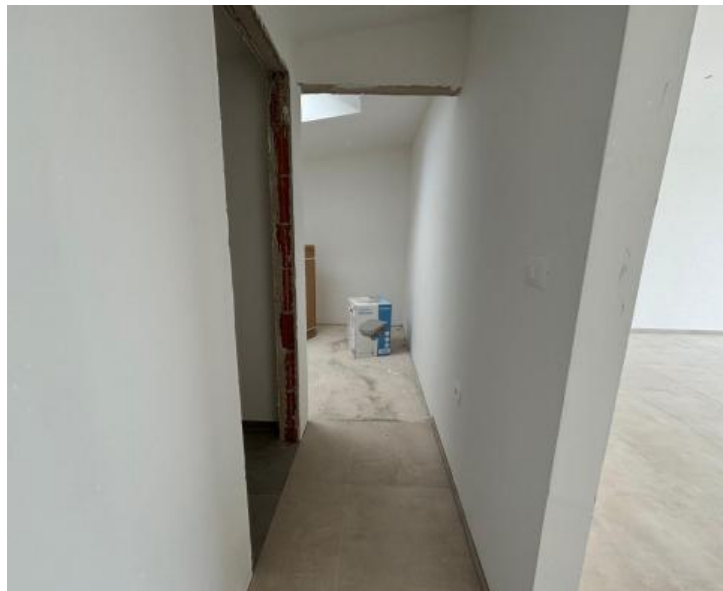
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