

Apartment

Umag, Istria



Ref	RE-U-36276
Type	Apartment
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	700 m
Floorspace	105 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 480 000

Luxury apartment in Umag, 700 m from the sea! Modern Design and Prime Location!

Discover this **exclusive 96 m² apartment** on the first floor of a modern building constructed in 2023, situated in one of the most sought-after areas of **Umag**.

With western and southern orientations, this apartment offers stunning views of the cityscape.

Apartment Features

Designed for ultimate comfort and functionality, the apartment includes:

- **Open-Plan Living Space:** A seamless connection between the kitchen, dining area, and living room, creating a bright and spacious atmosphere.
- **Three Bedrooms:** The master bedroom includes an en-suite bathroom, currently optimized as a laundry area with a washer, dryer, and boiler discreetly tucked into custom-made cabinets.
- **Spacious Loggia:** A 15 m² west-facing loggia, perfect for relaxing or hosting gatherings, with seating for 8 to 10 people.
- **Modern Bathrooms:** Additional bathroom featuring premium materials and contemporary design.

The apartment is furnished with high-quality, modern furniture exuding elegance. **Underfloor heating** with individual room controls and **air conditioning** in all bedrooms ensure year-round comfort.

Additional Highlights

- **Garage and Outdoor Parking Space**
- **Storage Room** on the ground floor
- **Building Elevator**
- **Energy Efficiency:** Rated A+ for low energy consumption
- Advanced features, including a **security system** and **high-speed internet**

Prime Location

This apartment is located in a peaceful and secure area of Umag, within walking distance to:

- Shops
- Restaurants
- Schools
- Beaches (all within 10 minutes on foot)

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Legal and Move-In Ready

- Fully registered, free of encumbrances (ownership 1/1)
- Sold **fully furnished**, excluding personal items
- Ready for immediate occupancy

This is a **rare opportunity** to enjoy luxury living in one of the best locations in Umag. Contact us today for more information or to schedule a viewing!

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 m²:
4571 €

Average price/m² of this type
in this region:
4610 €

Median price/m² of this type
in this region:
4333 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4167 €

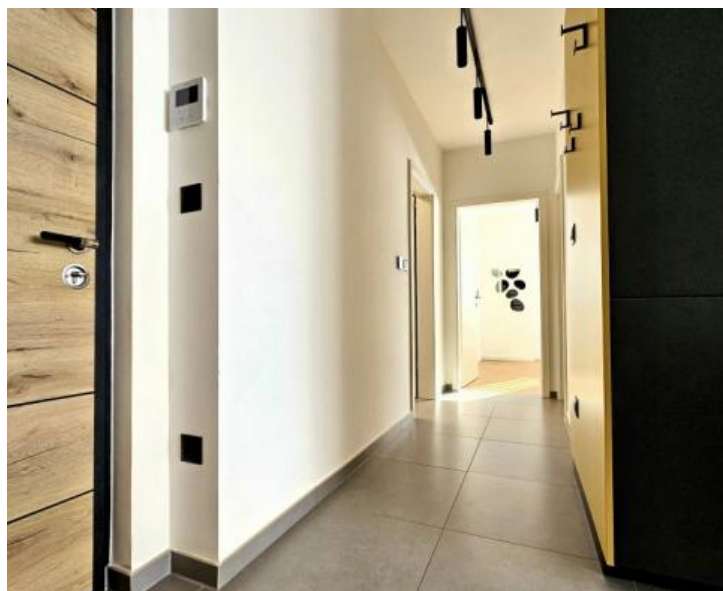
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