

Apartment

Umag, Istria



SEA VIEW

100 meters walk to the sea



| | |
|------------------------|---------------|
| Ref | RE-U-37172 |
| Type | Apartment |
| Region | Istria › Umag |
| Location | Umag |
| Front line | Yes |
| Sea view | Yes |
| Distance to sea | 100 m |
| Floorspace | 83 sqm |
| No. of bedrooms | 2 |

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No. of bathrooms

1

Price

€ 280 000

First row to the sea - apartment with 2 bedrooms in Umag, great offer!

Located in a prime location in Umag, just 100 meters from the sea, this spacious and bright apartment offers breathtaking views of the sea and unforgettable Umag sunsets. Situated in a quiet part of town, the apartment is in a small residential building constructed in 2007.

All essential amenities, including shops, restaurants, a bakery, a butcher, and a school, are within walking distance, making this an ideal property for both comfortable living and investment in tourist rentals.

The apartment spans **75 m²** of living space, complemented by a **23 m² covered terrace** with spectacular sea views. It is positioned on the first floor and oriented to the north and west, with a bathroom window facing east. The layout includes:

- A spacious living room with a kitchen and dining area, opening onto the covered terrace
- Two bedrooms – the larger featuring a walk-in closet, and the smaller with its own balcony
- A bathroom with a shower
- A technical/storage room at the entrance
- A **private parking space** in front of the building, with additional parking nearby

The apartment is being sold **fully furnished and move-in ready**. Ownership is clear (1/1) with no encumbrances.

This is a **fantastic opportunity** for those seeking a **first-row-to-the-sea** apartment—whether as a permanent home, a vacation retreat, or an investment property.

For more details or to arrange a viewing, please contact us!

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:
3373 €

Average price/m² of this type
in this region:
4835 €

Median price/m² of this type
in this region:
5087 €

Average price/m² of this type
in Croatia:
5458 €

Median price/m² of this type
in Croatia:
4963 €

Apartment

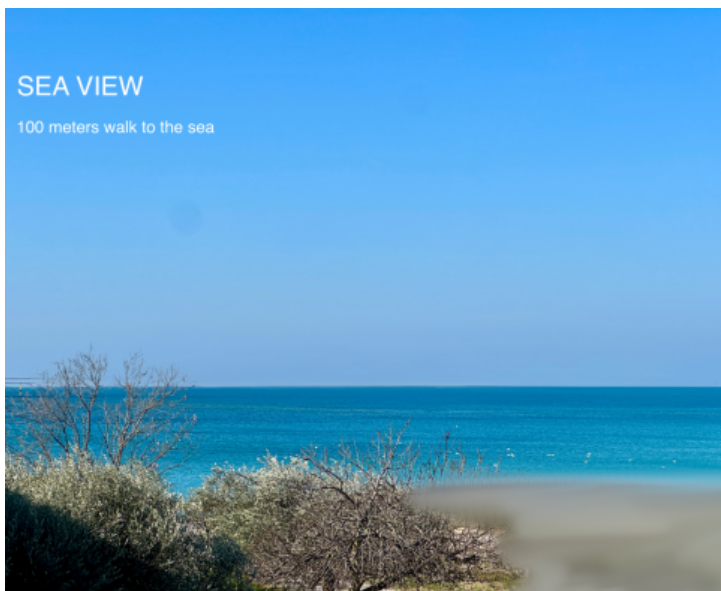
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