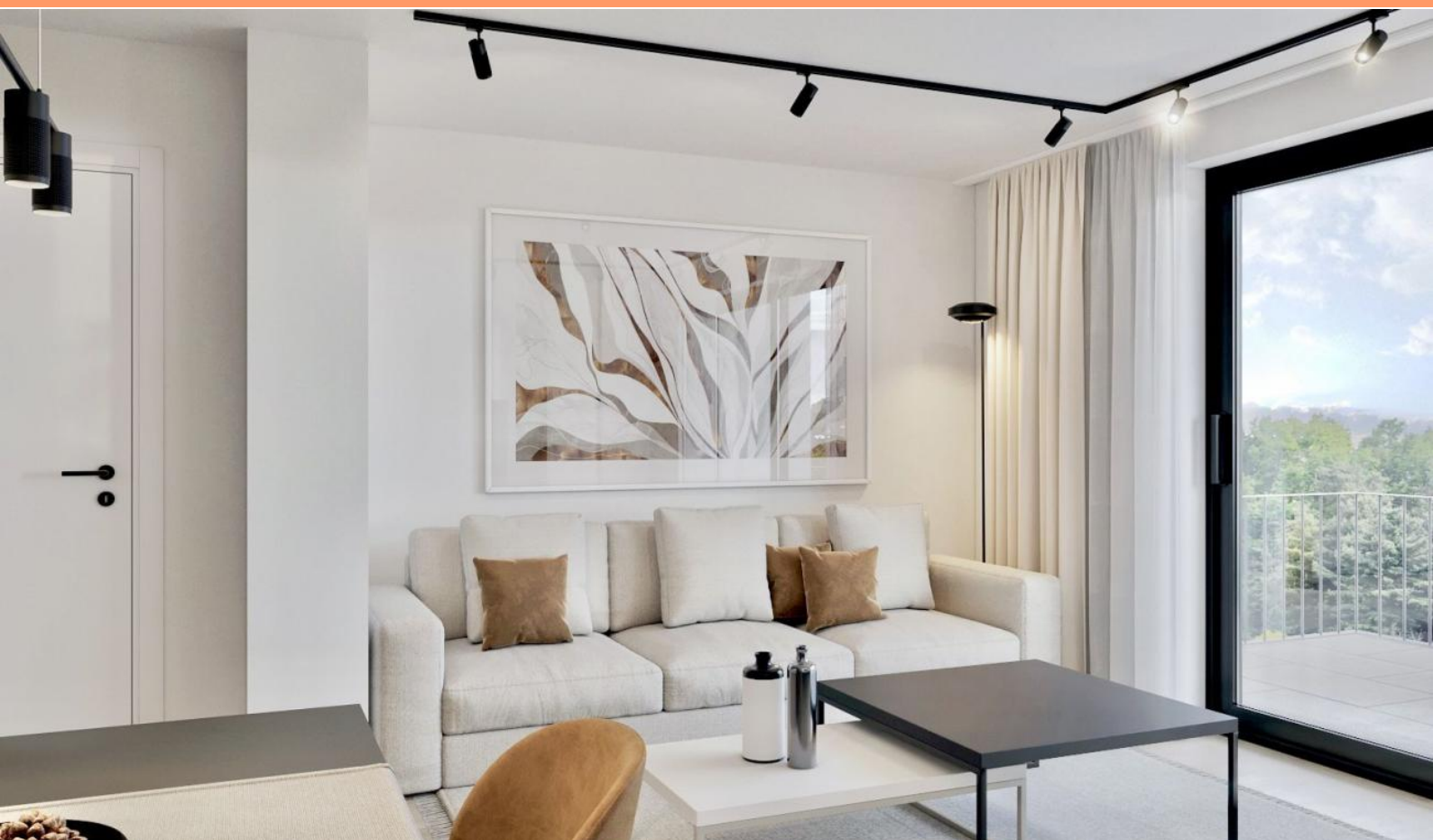


Apartment

Umag, Istria



Ref	RE-U-38345
Type	Apartment
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	700 m
Floorspace	73 sqm
Plot size	23 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 275 000

Superb 2 bedroom apartment with garden in Umag, in a luxury new building 700 m from the sea!

We proudly present to you an exclusive two bedroom apartment with an elevator in one of the most prestigious new buildings in Umag.

This spacious apartment with a total area of 79 m² is located on the ground floor of this impressive residential building.

The apartment offers elegance and comfort, it offers a spacious living room with a modern kitchen, two luxurious bedrooms, two elegant bathrooms, a terrace and a garden of 40 square meters.

The apartment comes with an additional storage area of 4.52 m², one covered parking space and one garage parking space, making your daily life extremely practical.

This apartment building was built with a professional approach and attention to detail. The building is designed from reinforced concrete monolithic construction with mezzanine panels for additional safety and stability.

Inside the apartments, partition walls are made with double-thick plasterboard coverings, providing excellent thermal and sound insulation.

The facade cladding is in the ETICS system with thermal insulation 10 cm thick, ensuring energy efficiency. New generation high-quality PVC carpentry with electric blinds provides additional comfort and safety.

Each apartment will be equipped with a top multisplit heating and cooling system, ensuring perfect temperature and economy. The apartments have their own meters for water and electricity, and sanitary water is heated using an electric boiler. In addition, each apartment has a telephone, antenna, TV and Internet connection, with a built-in video intercom for greater security. The apartment is covered with high-quality parquet in the rooms and living room, while the corridors and hallways are equipped with elegant tiles. With the highest quality materials and equipment, this apartment not only provides extraordinary comfort for living, but is also ideal for renting for tourist purposes.

The planned completion of construction is in the middle-end of 2025, which will allow you to quickly enjoy all the advantages of this luxury apartment.

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.

Apartment

Umag, Istria



Price per m²:
3767 €

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:
4486 €

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

Apartment

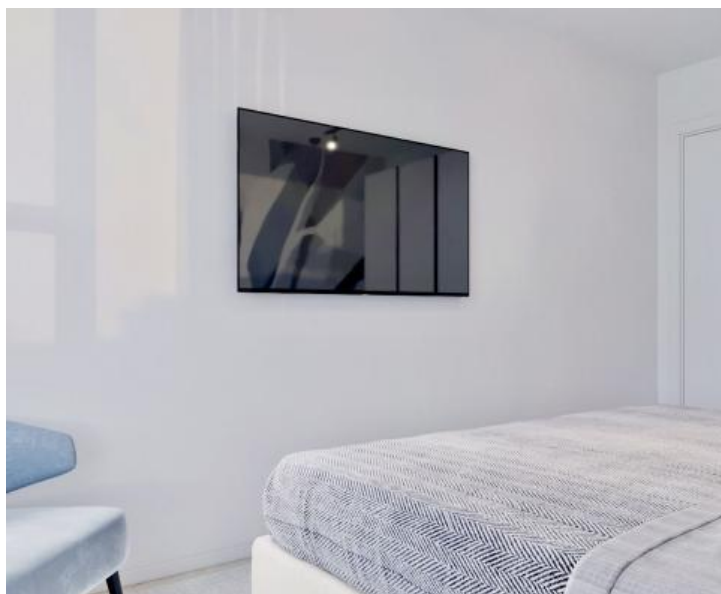
Umag, Istria



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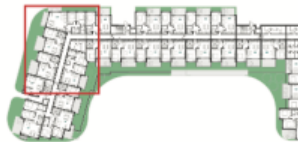
Apartment

Umag, Istria



TURION RESIDENCES

IZEMLJE - segment 2



0-07

1-sobni

POVRŠINA 44,92 m²
terasa 11,88 m²
okućnica 30,43 m²

0-06

1-sobni

POVRŠINA 45,09 m²
terasa 11,73 m²
okućnica 29,32 m²



0-16

2-sobni

POVRŠINA 70,96 m²
+ terasa 6,84 m²
+ okućnica 25,59 m²

0-05

2 - sobni

POVRŠINA 63,64 m²
+ terasa 9,50 m²
+ okućnica 22,92 m²



Apartment

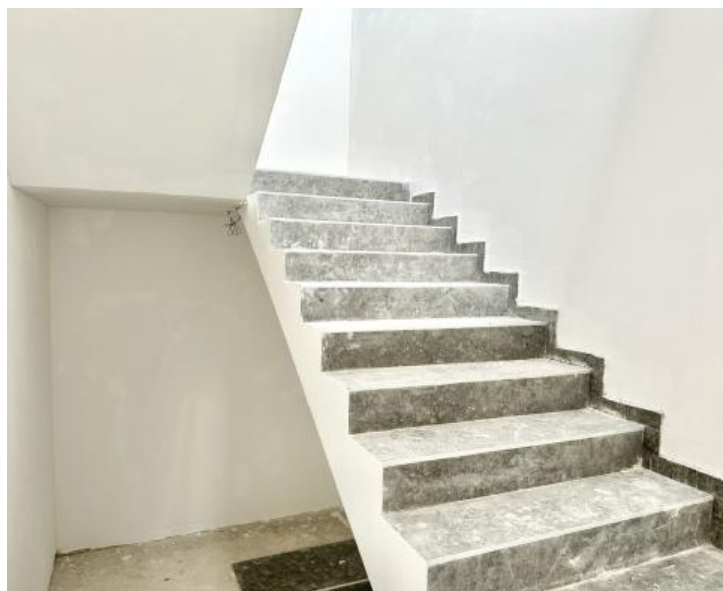
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Apartment

Umag, Istria



ENTURION RESIDENCES

PRIZEMLJE



ENTURION RESIDENCES

GARAŽA - garažna parkirna mjesta i spremišta

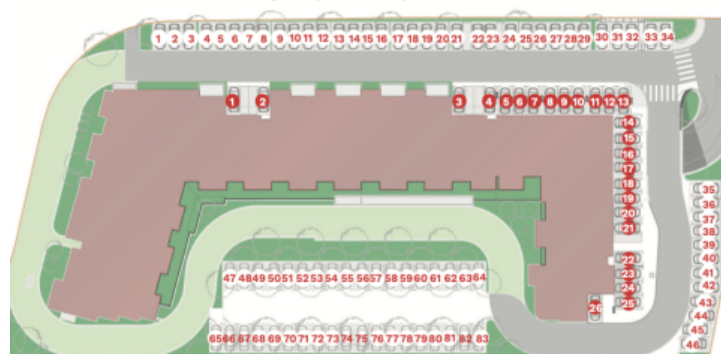


GARAŽA

74 parkirna mjesta
33 spremišta

ENTURION RESIDENCES

PRIZEMLJE natkriveni i vanjski parkirni prostor



26 natkrivenih parkirnih mjesta
83 ne natkrivena parkirna mjesta