

Apartment

Umag, Istria



Ref	RE-U-38355
Type	Apartment
Region	Istria > Umag
Location	Umag
Sea view	Yes
Distance to sea	700 m
Floorspace	81 sqm
No. of bedrooms	2
No. of bathrooms	2

Apartment

Umag, Istria



Price

€ 282 000

Apartment

Umag, Istria



An exclusive two-bedroom apartment with an elevator is available in one of Umag's most prestigious new residential buildings, just 700 meters from the shoreline.

Spanning 77 m², this spacious first-floor apartment is designed for elegance and comfort. It features a bright living room with a modern kitchen, two luxurious bedrooms, two stylish bathrooms, and a generous 16 m² balcony. The property also includes a 4.90 m² storage space, one covered parking spot, and one garage space, ensuring maximum convenience.

Constructed with meticulous attention to detail, the building boasts a reinforced concrete monolithic structure with mezzanine panels for enhanced safety and stability. Inside, partition walls with double-thick plasterboard coverings provide excellent thermal and sound insulation. The exterior is finished with an ETICS façade system with 10 cm thermal insulation, optimizing energy efficiency. High-quality PVC carpentry with electric blinds enhances both comfort and security.

Each apartment is equipped with a premium multisplit heating and cooling system for year-round climate control and energy efficiency. Independent meters for water and electricity, along with an electric boiler for sanitary water, ensure practical and cost-effective living. Modern connectivity features include telephone, antenna, TV, and internet connections, along with a built-in video intercom for added security.

The interiors are finished with high-quality parquet flooring in the living spaces and bedrooms, while hallways and corridors feature elegant tiles. Designed with top-tier materials and equipment, this apartment offers exceptional comfort for daily living and serves as an excellent investment for tourist rentals. With construction set for completion in mid-2025, future owners will soon be able to enjoy all the advantages of this luxurious home.

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:
3481 €

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:
4485 €

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

Apartment

Umag, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Umag, Istria



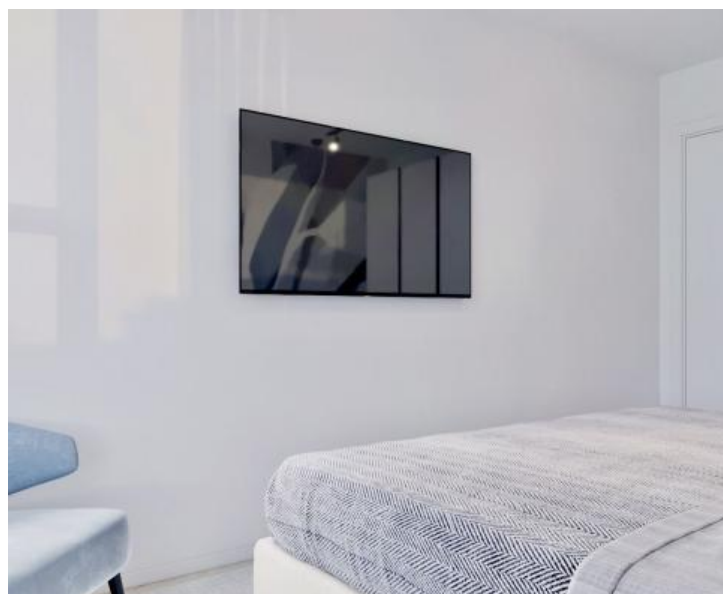
Apartment

Umag, Istria



Apartment

Umag, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Umag, Istria



Apartment

Umag, Istria

ION RESIDENCES

T - segment 6



1-sobni

NA 49,85 m²
i 11,07 m²

2-sobni

NA 65,91 m²
i 15,47 m²



1-sobni
POVRŠINA 42
+ balkon 9,

2-sobni
POVRŠINA 58,
+ balkon 11,

ITURION RESIDENCES

1. KAT



1. KAT

26 x jednosobni + dnevni boravak
7 x dvosobni + dnevni boravak
16 spremišta

ENTURION RESIDENCES

GARAŽA - garažna parkirna mjesta i spremišta

GARAŽA

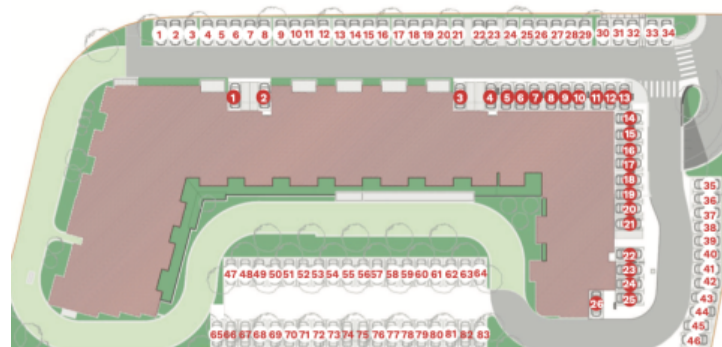


GARAŽA

74 parkirna mjesta
33 spremišta

NTURION RESIDENCES

RIZEMLJE natkriveni i vanjski parkirni prostor



PRIZEMLJE

26 natkrivenih parkirnih mjesta
83 ne natkrivena parkirna mjesta