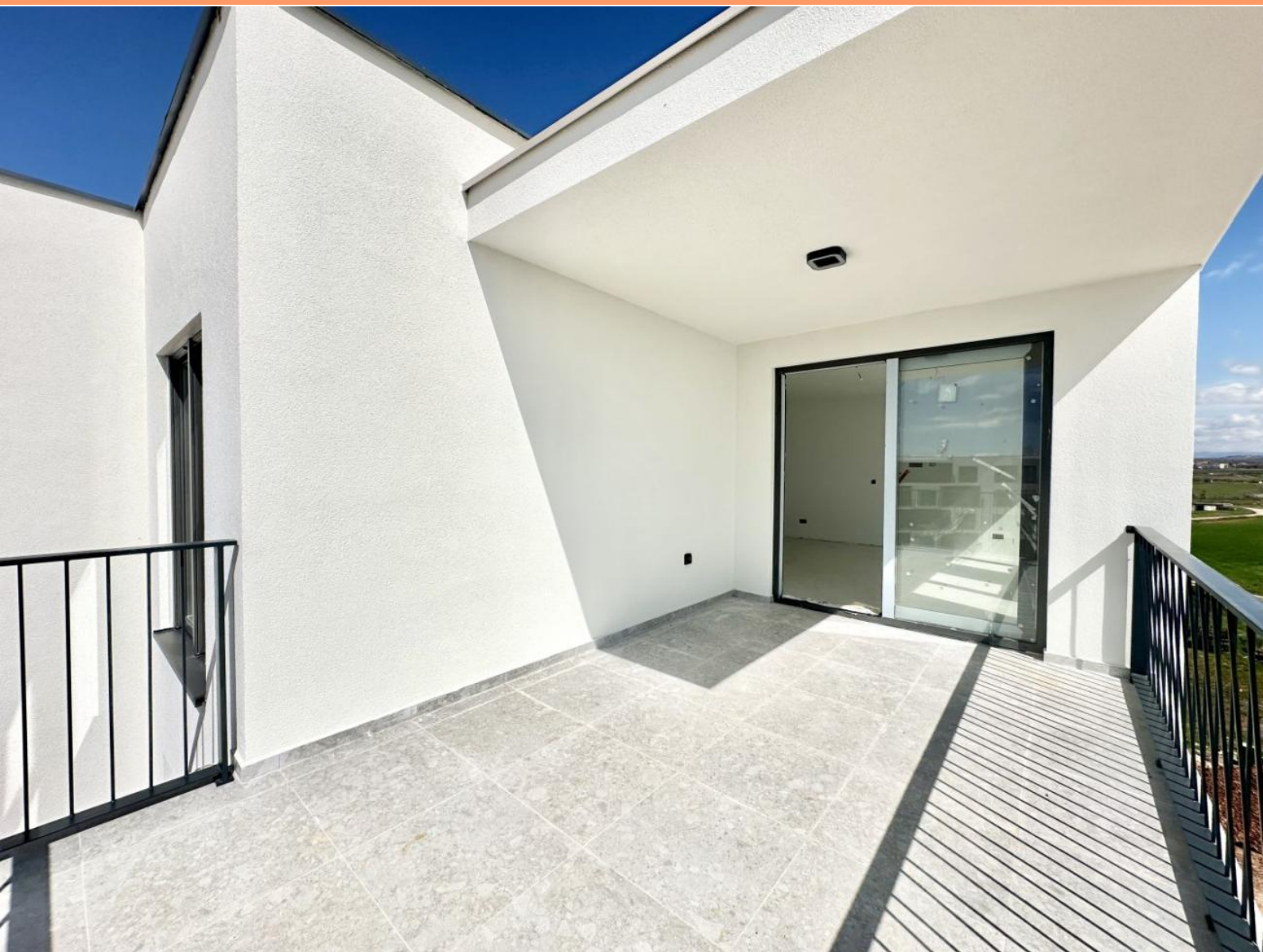


# Apartment

## Umag, Istria



**Ref**  
**Type**  
**Region**  
**Location**  
**Front line**  
**Sea view**  
**Distance to sea**  
**Floorspace**  
**No. of bedrooms**

RE-U-38356  
Apartment  
Istria > Umag  
Umag  
No  
Yes  
700 m  
71 sqm  
2

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[www.adrionika.com](http://www.adrionika.com)

# Apartment

## Umag, Istria



**No. of bathrooms**

1

**Price**

€ 260 000

# 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 beach.

Spanning 77 m<sup>2</sup>, this spacious first-floor apartment is designed for elegance and comfort. It features a bright living room with a modern kitchen, two luxurious bedrooms, a stylish bathroom, and a 12 m<sup>2</sup> balcony. The property also includes a 3.38 m<sup>2</sup> storage space, one covered parking spot, and one garage space, ensuring maximum convenience.

Built 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 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 m<sup>2</sup>:  
3662 €

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:  
4489 €

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

# Apartment

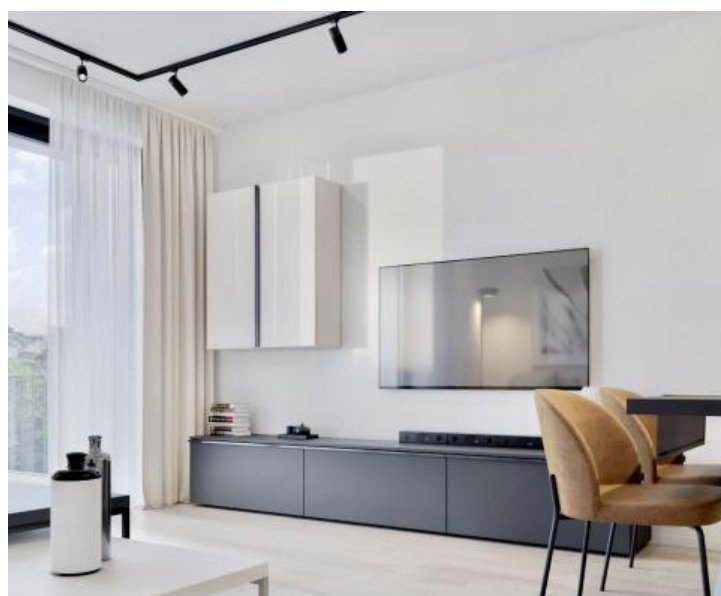
## Umag, Istria





# Apartment

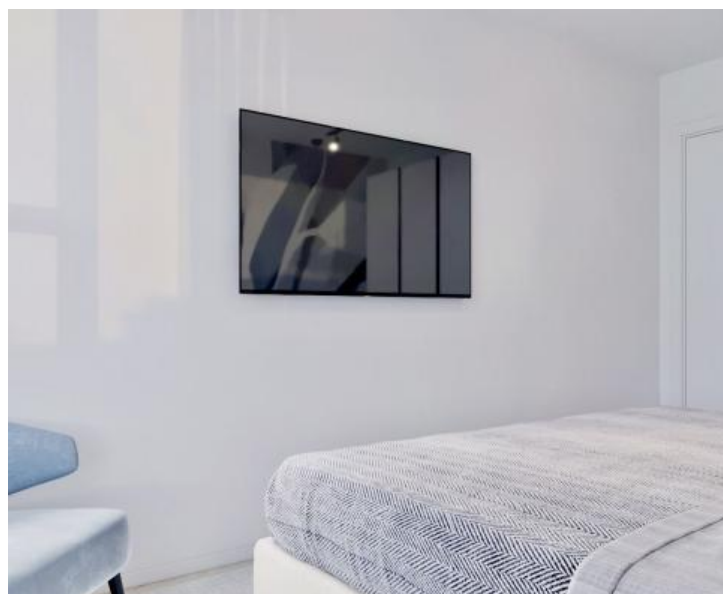
## Umag, Istria



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# Apartment

Umag, Istria



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# Apartment

## Umag, Istria





# Apartment

## Umag, Istria



ION RESIDENCES

T - segment 6



# Apartment

## Umag, Istria

ENTURION RESIDENCES

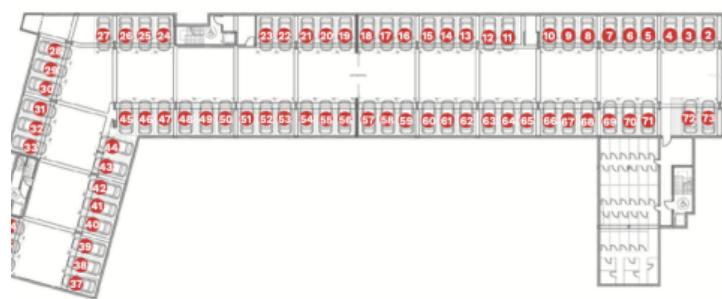
KAT



ENTURION RESIDENCES

**GARAŽA - garažna parkirna mjesta i spremišta**

GARAŽA



ENTURION RESIDENCES

**PRIZEMLJE natkriveni i vanjski parkirni prostor**

