

# New development

## Zambratija, Umag, Istria



<b>Ref</b>	RE-U-22602
<b>Type</b>	New development
<b>Region</b>	Istria > Umag
<b>Location</b>	Zambratija, Umag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	80 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

1

**Price**

€ 389 000

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Apartments in a new residence in Zambratija, Umag, only 200 meters from the sea!

An apartment under construction is for sale in a TOP location, only 200 meters from beautiful beaches. The apartment is located on the 2nd floor and its area is 80.73m<sup>2</sup>. The apartment consists of a kitchen, dining room, living room with access to a spacious terrace, three bedrooms and a bathroom. The apartment has one parking space and it is possible to purchase an additional parking space. This property was built with high-quality materials, and every little detail was thought of, so the investors installed underfloor heating and every room will have air conditioning. Dear clients, the photos show you the current state of construction and how the apartment will look when it is finished, at this stage you still have the option of choosing sanitary ware, kitchen, ceramics...

Due to its excellent and sought-after location close to Slovenian border, this apartment is an ideal property for renting for tourist purposes, but also for family life due to the proximity of all facilities.

The apartment is sold on a "turnkey" basis.

The property is included in the VAT system and the buyer is exempt from paying real estate sales tax.

More apartments are available in the same residence:

22601- 59 sqm. - 2 bedrooms - 270 000 eur

22600 -80 sq.m.- 3 bedrooms - 379 000 eur

22599 - 59 sq.m. - 2 bedrooms - 285 000 eur

22598 - 62 sq.m. - 2 bedrooms - 349 000 eur

Reasonable pricing!

Great location!

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 m<sup>2</sup>:  
4863 €

Average price/m<sup>2</sup> of this type  
in this region:  
4594 €

Median price/m<sup>2</sup> of this type  
in this region:  
4773 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4262 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3987 €

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