

**General information:**

Category	: Two bedroom flats
Type	: For sale
Rooms	: 3
Bathrooms	: 1
Bedrooms	: 2
Square meters	: 85
Floor	: 1

**Description:**

Modern apartment for sale in a new building on the first floor of a smaller residential building, only 500 m from the sea and well-kept beaches, 4 km away from the golf course, and only 5 km from the center of Umag. The apartment in a new building with a total area of 84.90 sqm consists of an entrance hall, two bedrooms, a storage room, a bathroom and an open space living room with a kitchen and a dining room. The living room leads to a spacious covered terrace of 17.10 sqm. The apartment has electric underfloor heating and air conditioners in all rooms, high-quality aluminum carpentry with three-layer glass, while high-quality building materials ensure excellent insulation according to the highest energy standards. The property includes 1 covered parking space in the price, with the option of paying for an additional covered or uncovered parking space. The price of the apartment includes a storage room in the basement of the building. At the buyer's request, the apartment can be completely furnished as shown in the pictures. It is possible to purchase an additional covered or uncovered parking space. Regarding the location, it is excellent, as is the quality of the construction, because it is 5 km or 5 minutes from the center of Umag. by car, while you can go to the beach on foot. Video surveillance is installed. VAT is already included in the stated price of the real estate, so the buyer is not obliged to pay real estate sales tax in the amount of 3%.

**Additional information**

Sea distance:	500
Beach distance:	500
Built year:	2024

**Details:**

1/ Air Conditioner	2/ Excellent location	3/ Floor heating
4/ Terrace	5/ New building	6/ Surroundings
7/ Buyer doesn't pay the property transfer tax	8/ Video surveillance	9/ Parking space

**Contacts:**

Kvintet, Office Poreč • 52440, Istarskog razvoda 5, Phones +385.52.434.573, +385.91.1503.627, +385.99.4930.118

Kvintet, Office Pula 52100, Jurja Žakna 4b, Phones +385.52.500.795, +385.99.4930.118, +385.91.4930.118