

Prekrasna Villa s bazenom, Umag, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	Prekrasna Villa s bazenom
Property for:	Sale
House type:	detached
Property area:	462 m ²
Lot Size:	1718 m ²
Number of Floors:	1
Bedrooms:	10
Bathrooms:	6
Price:	895,000.00 €
Updated:	Apr 15, 2024

Condition

Built:	2001
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Finida
ZIP code:	52470

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	7
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Description

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UMAG - A small town and port on the northwestern coast of Istria, represents "Croatia's gateway to Europe" and conquers with its charm, diversity and wealth of offers which through 45 km of coastline and interesting hinterland synthesizes the peculiarities of the entire region and is perhaps the best introduction to a different experience of the Mediterranean. Our enchanting Villa with a swimming pool and a beautiful garden is located right near Umag in a quiet charming village. On an area of 462.46 m², the Villa has a ground floor and a first floor. On the ground floor there are 6 bedrooms, 2 bathrooms and a kitchen with a large dining room, which are fully equipped for the well-established tourist purpose. From the rooms, the hallway leads to two covered terraces with a total area of 47.86 m², one of which is used as an open-air breakfast area with a view of the beautifully landscaped garden and swimming pool. On the ground floor there is also a storage room, a cellar and a small outdoor bathroom as an addition for those who prefer to spend time at the beautiful pool. The future owner has the option of converting the ground floor into 2 larger apartments, given that all installations are located in the basement of 32 m². On the first floor there is a spacious living room with dining room and kitchen, a gallery, 2 bedrooms, 2 bathrooms, and 2 large terraces with a total area of 18.28 m². The villa offers several heating options: - central (apartment central) - underfloor heating - solar system - air conditioners - fireplace. The Villa itself is located on a plot of land of 610 m², while next to it there are 2 more construction plots of 496 m² and 610 m², on which there is a swimming pool, a sun deck and a parking lot, while on the other there is a beautiful park and an orchard with three tangerine trees that annually produce over 150 kg of fruits. This property is an excellent investment opportunity for tourism, vacation or year-round living. Documentation: - Building permit - Usage permission - Certificat of ownership ID CODE: IS1507853

Additional contact info

Reference Number: 470566
Agency ref id: IS1507853