

## ISTRA, UMAG - Kuća s bazenom 300 metara od plaže, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, UMAG - Kuća s bazenom 300 metara od plaže
Property for:	Sale
House type:	detached
Property area:	380 m <sup>2</sup>
Lot Size:	533 m <sup>2</sup>
Bedrooms:	14
Bathrooms:	6
Price:	1,500,000.00 €
Updated:	Aug 05, 2024

### Condition

Built:	1999
Last renovation:	2015

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Description

Description:	ISTRIA, UMAG - House with swimming pool 300 meters from the beach Umag is an attractive Istrian town located on the extreme west of the Croatian coast and is
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well connected to other European countries. Umag, a city of tourism and sports, hides a rich history that can be felt while walking along the beautiful streets and promenades along the sea, and the old buildings in combination with the modern parts of the coast are a great combination. The city and its surroundings are characterized by an extremely mild Mediterranean climate, a large number of sunny days and an exceptionally clean sea. Umag is a small town with a very branched and interesting coast with a variety of beaches. From sand and gravel, over stone and concrete to rocky beaches. In the hinterland there are beautiful hilly places-forts with incredible views and an amazing past, as well as many agritourisms with autochthonous delicacies and friendly hosts. Umag consists of 23 settlements. In addition to the proximity to the beach and the sea, the house is characterized by an excellent spatial organization of the interior. The house, designed as a one-story building, consists of six residential units with separate entrances. The 90 m<sup>2</sup> apartment is located on the ground floor. It consists of a spacious open concept space that unites the living room, kitchen and dining room, two bedrooms and bathrooms. The 40 m<sup>2</sup> apartment is located on the ground floor. It consists of an open concept space that unites the living room, kitchen and dining room, bedroom and bathroom. The 40 m<sup>2</sup> apartment is located on the ground floor. It consists of an open concept space that unites the living room, kitchen and dining room, bedroom and bathroom. The 60 m<sup>2</sup> apartment is located on the first floor. It consists of an open concept space that unites the living room, kitchen and dining room, two bedrooms and bathrooms. The 45 m<sup>2</sup> apartment is located on the first floor. It consists of an open concept space that unites the living room, kitchen and dining room, bedroom and bathroom. The 40 m<sup>2</sup> apartment is located on the first floor. It consists of an open concept space that unites the living room, kitchen and dining room, bedroom and bathroom. The yard, which contains a swimming pool with a sun deck, is fully landscaped and fenced and offers privacy and peace. A perfect opportunity for an investment for the purpose of a well-established tourist rental as well as for a comfortable family life. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21214

## Additional contact info

Reference Number: 483827  
Agency ref id: 21214