

## ISTRA, UMAG - Vila s bazenom, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Vila s bazenom
Property for:	Sale
House type:	detached
Property area:	168 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	430,000.00 €
Updated:	Aug 05, 2024

### Condition

Newbuild:	yes
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### 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:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking	3
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spaces:

## Description

Description:

ISTRIA, UMAG - Villa with pool Umag is a town on the west coast of Istria with a Mediterranean climate, and through 45 km of coastline gives the best introduction to a different experience of the Mediterranean. The history of this city is very interesting. It was discovered by Roman nobles and decided to appropriate it as a summer residence. The splendor and splendor of those times are reflected today in the Venetian houses of the old town. The development of tourism is directly related to the development of agriculture - fertile soil is particularly suitable for growing olives, tomatoes and vines and other crops characteristic of the Mediterranean climate. And when it comes to gastronomic offer, there are excellent seafood and meat specialties and local Istrian cuisine. Umag has also been declared the European City of Sports and is traditionally the host of many sporting events around the world, of which the ATP Croatia Open tennis tournament should certainly be singled out. On the outskirts of Umag, on a plot of 700 m<sup>2</sup>, this villa is located on two floors, with a total area of 168 m<sup>2</sup>. The ground floor consists of a spacious living room connected to the kitchen and dining area, two bedrooms and two bathrooms. Internal stairs lead to the first floor where there are two bedrooms and one bathroom. The garden of the villa with a terrace, swimming pool and jacuzzi has additional sports facilities. Villa, categorized for 10 people for sale is furnished. This villa is an excellent opportunity for financial investment and renting for tourist purposes as well as for a quiet family life on the outskirts of the city, and yet close to all amenities. 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: 21604

## Additional contact info

Reference Number: 487933

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