

## Obiteljska kuća blizu Umaga, Buje, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us:

Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

|                   |                             |
|-------------------|-----------------------------|
| Title:            | Obiteljska kuća blizu Umaga |
| Property for:     | Sale                        |
| House type:       | detached                    |
| Property area:    | 178 m <sup>2</sup>          |
| Lot Size:         | 800 m <sup>2</sup>          |
| Number of Floors: | 1                           |
| Bedrooms:         | 4                           |
| Bathrooms:        | 2                           |
| Price:            | 430,000.00 €                |
| Updated:          | Oct 30, 2023                |

### Condition

|                  |      |
|------------------|------|
| Built:           | 2000 |
| Last renovation: | 2023 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Buje              |
| City area:             | Buje              |
| ZIP code:              | 52460             |

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | B |
|--------------------|---|

### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

### Parking

|                   |   |
|-------------------|---|
| Number of parking | 4 |
|-------------------|---|

spaces:

## Description

Description:

Family house in a quiet location, only 7 km from the sea and 10 km from the town of Umag. It consists of ground, first floor and attic. On the ground floor there is a living room with an open-space kitchen and dining room, one bedroom, a bathroom and two utility rooms, as well as a terrace that is closed by a glass front. On the first floor there is a hallway, an open-space living room with kitchen and air-conditioning, another bedroom and a bathroom. The spacious parking lot has space for 4 vehicles. The house is equipped with selected furniture in a combination of restored Austrian Biedermeier furniture from the 19th century, pieces from the Victorian period as well as original paintings by academic Croatian painters. The house has an internet connection, video surveillance and an alarm system as well as a gas central heating. It is being sold furnished. The exterior needs to be finished, which is not included in the stated price. At the customer's request, with an additional charge, the house can be completed according to the projections shown in the pictures, which would include a sunbathing area at the pool, a summer kitchen, a children's playground and a landscaped garden. ID CODE: 472

## Additional contact info

Reference Number: 516404

Agency ref id: 472