

## EKSKLUZIVNO! Umag - kuća u centru grada 2. red do mora, Umag, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: EKSKLUZIVNO! Umag - kuća u centru grada 2. red do mora  
Property for: Sale  
House type: detached  
Property area: 220 m<sup>2</sup>  
Lot Size: 488 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Price: 1.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 1966

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Umag

City area: Umag  
ZIP code: 52470



## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Umag In the most exclusive part of Umag, just 100 m from the sea, this detached house is for sale. It is located on a beautifully landscaped green garden of 488 m<sup>2</sup> and consists of two apartments. On the ground floor there is a spacious apartment with a large living room, a kitchen with an cooking island and a dining table for 8 people, and large bedrooms and bathrooms. This upper apartment has access to 3 covered terraces, the largest of which has 42 m<sup>2</sup> and is perfect for summer enjoyment with family or friends. The second basement apartment has a separate entrance, consists of two bedrooms, kitchen and bathroom and is currently used for tourist rent. The house has a boiler room and additional storage. The house has an approved project for the construction of another floor and has great potential given its excellent position and floor space. It is located next to the beaches and the sea, only 100 m away, the marina is 200 m away, the center of the old town is accessible on foot, 500 m, promenades along the pines and the sea (typical for Umag). There are also bike lanes, restaurants, outlets and a market 200 m away. The house is great for comfortable living because of its elite location and as a tourist property. ID CODE: 1003-116

## Additional contact info

Reference Number: 528673  
Agency ref id: 1003-116