

## UMAG, samostojeća obiteljska kuća nadomak grada, 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:	UMAG, samostojeća obiteljska kuća nadomak grada
Property for:	Sale
House type:	detached
Property area:	205 m <sup>2</sup>
Lot Size:	370 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	2
Price:	550,000.00 €
Updated:	Apr 15, 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:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

Umag, surroundings, Real estate for sale located in the northwestern part of beautiful Istria, only 4 km from Umag and its beautiful beaches. The location is surrounded by renowned winegrowers, colorful landscape, olive groves, and excellent restaurants, which makes it an ideal destination for gourmets and active people. The property is currently in the construction phase, with the foundations already in place, and the work is continuing. Located on a plot of 499 m<sup>2</sup>, the house will have a total of 205 m<sup>2</sup> of gross area, or 161.62 m<sup>2</sup> of net usable area. The ground floor of the house consists of a spacious living room with a kitchen and dining room, a bathroom and a storage room with a separate entrance, ideal for tools or bicycles. Upstairs you will find three comfortable bedrooms, an additional bathroom and an open view of the surroundings. This property is equipped with heat pump underfloor heating, and most of the floors will be covered with parquet. The courtyard will be decorated with a 6x4 meter swimming pool, ideal for refreshing on hot summer days. The price includes a turnkey approach, but without furniture. It is expected that everything will be completed at the end of 2024. This is an opportunity to live in a beautiful part of Istria, where you will enjoy a luxurious home, close to the sea, golf course and numerous gourmet delights that surround this region. ID CODE: IS1509945

**Additional contact info**

Reference Number: 530984  
Agency ref id: IS1509945