

## Istra, Umag, kuća s bazenom i pogledom na more, Umag, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Istra, Umag, kuća s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	839 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	775,000.00 €
Updated:	Oct 30, 2023

### Condition

Condition:	Kept
Built:	2014

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner  
Energy efficiency: A



## Parking

Number of parking spaces: 3

## Description

Description: Istria, Umag area Do you like Istria? Do you want a high-quality single-family home? Then you are exactly right here. For comfortable living and enjoyment in a perfectly designed villa, the location in the first row to the sea is not always crucial. In an attractive location not far from the city of Umag, a beautiful stone house with a high level of living comfort is now available for purchase. Make your dream of a magical property in Istria come true. This unique and extremely modern property near Umag leaves nothing to be desired. Just leave everything behind and enjoy the charm of this unique property. Now come in! Not only a breathtaking view of the sea, but also a special atmosphere ensure pure relaxation. The gross living space of 200 m<sup>2</sup> is elegantly distributed over two floors. It offers a total of 3 very tastefully and quality-consciously furnished bedrooms with heating/cooling in which you can retreat for a few quiet minutes Right at the entrance to the ground floor, the eye is drawn to the ultra-modern open plan area, where the living room is connected to the modern equipped kitchen and dining room, with access to the covered outdoor terrace. Discreetly separated in this part of the ground floor are two bedrooms and a bathroom. An internal staircase leads to the first floor, where there are bedrooms with bathrooms and a balcony with beautiful views of the sea and the surrounding area. It would be very difficult to say which part of this villa is more beautiful? inside or outside? because everyone can fulfill the desires of even the greatest hedonists. The outdoor area will impress you because of its size. This has numerous seating options and a summer kitchen. The pool on the spacious terrace is also an eye-catcher and also gives you a cool

place to fully experience and enjoy the Istrian sun on particularly hot days. The yard, which is fenced on all sides, offers absolute privacy. Were we able to convince you of this piece of jewelry? Don't wait too long and contact us today. We look forward to seeing you! Custom ID: SL-0770 Energy class: A Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 532517  
Agency ref id: SL-0770  
Contact phone: +385 (95) 353-6359