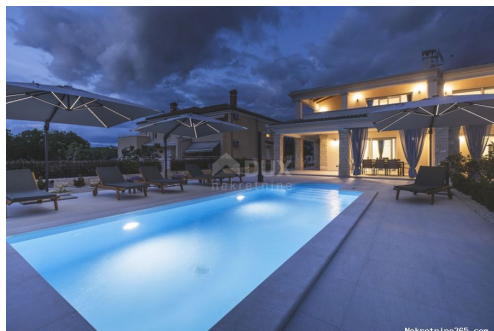


## ISTRA,UMAG - Novogradnja 300 metara od mora, Umag, House



### 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 - Novogradnja 300 metara od mora
Property for:	Sale
House type:	semi-detached
Property area:	210 m <sup>2</sup>
Lot Size:	350 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	985,000.00 €
Updated:	Nov 16, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>The first town on entering Istria from the north - Umag. It conquers with its variety and richness of offer. Umag is a small town that, through 45 km of coastline and an interesting hinterland, combines the peculiarities of the entire region and is perhaps the best introduction to a different experience of the Mediterranean. The city of Umag has a very interesting history. Roman nobles discovered it and decided to appropriate it as their summer residence. The splendor, opulence and glamor of those times are reflected even today in the Venetian houses of the old city core - parts of the walls and towers, as well as Renaissance and Baroque buildings and churches, have been preserved. A few minutes' drive from the city of Umag, located only 500 m from the sea, there is this beautiful modern villa with an exceptional view of the sea! The total area of the villa is 210 m<sup>2</sup>, and it extends over two floors. On the ground floor there is a living room with an open kitchen and dining room, 2 bedrooms, a technical room and a bathroom. From the living</p>
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room there is access to a covered terrace from which you can access a beautifully landscaped garden with modern lighting and irrigation, where there is a swimming pool and a sunbathing area. The first floor is accessed by internal wooden stairs, where there is a bathroom and 3 bedrooms, two of which have their own bathroom and access to a large terrace with a beautiful view of the sea. The house was built with top quality materials with underfloor heating and air conditioning in every room. It has 3 parking spaces. Due to its location and excellent contents, this house is an excellent investment for those who are looking for a modern property near the sea for use for tourist purposes or year-round residence. The city center of Umag, the sea and beautiful beaches, various quality restaurants, cafes, promenades, bike paths, shops and various other necessary facilities are only a 5-minute drive away. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23409

### Additional contact info

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