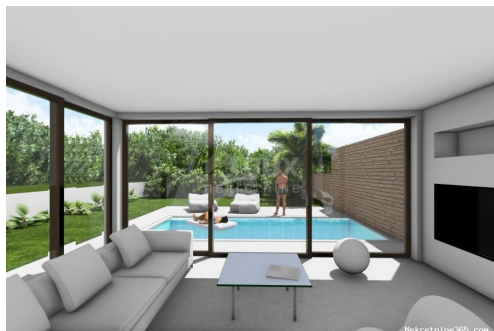


## ISTRA, UMAG - Vila s dvije stambene jedinice, 900 m do mora, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 - Vila s dvije stambene jedinice, 900 m do mora
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	832 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	4
Price:	780,000.00 €
Updated:	Nov 16, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, UMAG - Villa with two residential units, 900 m to the sea. Umag is a town on the west coast of Istria, 10 km from the Slovenian border. It is a popular tourist destination, primarily due to its natural beauty and geographical location. The destination is full of high-quality accommodation facilities, and the crystal
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clear sea is suitable for swimming from May to October. When it comes to the gastronomic offer, there are excellent seafood and meat specialties and local Istrian cuisine that you can enjoy all year round. You will not remain indifferent even with the offer of sports and recreational facilities, including the increasingly popular golf. In a perfect location, in the area of Bašaniž, the construction of a modern villa with two residential units and two swimming pools has begun. Unit 1: On the ground floor there is a kitchen and a large living room and a toilet, and on the first floor there are 3 bedrooms and two bathrooms, a wardrobe and a storage room. There is also a loggia with a beautiful view of nature. Unit 2: On the ground floor there will be a kitchen, a living room and a toilet, and on the first floor there will be 3 bedrooms, two bathrooms and a storage room. The villa will also have two loggias with a beautiful view of nature. The villa will have a fireplace, floor heating will be installed for those winter days, and air conditioners with a heating and cooling system. 4 parking spaces and a garage will be provided for your tin pets. The courtyard of this villa will be about 832 m<sup>2</sup> where two swimming pools with all the necessary facilities will be located. The villa itself was conceived as two separate semi-detached houses, each with its own pool and privacy. The price refers to a ready-made "turnkey" house without furniture. The planned completion is in 2024. An ideal villa for tourist rental or for a family home. 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: 25926

### Additional contact info

Reference Number: 548379  
Agency ref id: 25926  
Contact phone: +385 95 825 4533