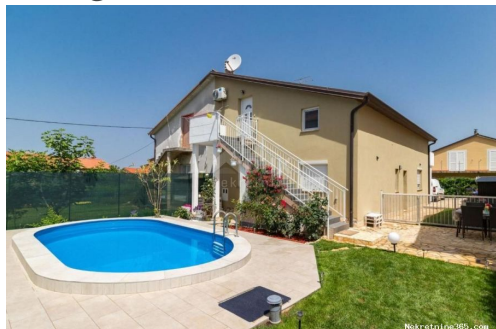


ISTRA, UMAG - Obiteljska renovirana kuća nadomak centra grada i plaža, Umag, House



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 - Obiteljska renovirana kuća nadomak centra grada i plaža
Property for:	Sale
House type:	in sequence
Property area:	173 m ²
Lot Size:	233 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	2
Price:	320,000.00 €
Updated:	Jul 07, 2024

Condition

Built:	1970
Last renovation:	2018

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

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ISTRIA, UMAG - Family renovated house located in a quiet family settlement near the town of Umag and its beaches. It is a quality family house consisting of two residential units, with a total living area of 173m². The property was completely renovated in 2021, when both apartments were decorated, new ceramics, furniture, PVC windows with mosquito nets were installed, the garden with a swimming pool was tidied up, a new facade and roof were made. The house is located at the end of a quiet small settlement, surrounded by family houses, close to Umag and its beaches. The city center is only 6 km away, while the first known beaches are only 7 km from the house. Equally, the house is located in a location that is well connected by roads. It is located on a plot of 342 m², of which the remaining pleasant and well-used 233 m² of landscaped and completely fenced environment is hidden from view, which ensures peace and privacy. There is enough space in front of the house to park two cars, and each apartment also has its own private entrance. The first apartment is located on the ground floor of the house, and consists of a small entrance hall that then leads us to the area where the equipped newer kitchen with dining room is located, then there is a separate larger living room from which, behind the door, you access the private part of the apartment with a corridor that leads to two spacious bedrooms, one of which has its own walk-in closet, and a modern bathroom. An external staircase located at the back of the house leads to the apartment on the first floor, which consists of a larger "open space" space in which there is a bright and spacious living room with a dining room and a modern kitchen. Further on, a smaller hallway leads to two spacious bedrooms and a spacious bathroom with a bathtub. This apartment also has a covered terrace, ideal for relaxing with a glass of your favorite wine or morning coffee. We must mention that in addition to the landscaped gardens, which are taken care of by the automatic irrigation system, there is also an oval swimming pool with Roman steps, and a smaller covered terrace ideal for relaxing and having fun with friends and family during the summer months. It is a quality family house that offers both options as an ideal family home or as a tourist investment option with the goal of return on investment. It is certainly a property worthy of your attention, in a very interesting location with all amenities in the immediate vicinity. Feel free to contact us for any questions, information or wish to organize a viewing appointment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 25653

Additional contact info

Reference Number: 548400
Agency ref id: 25653