

## ISTRA, UMAG - Dvojna kuća s bazenom u izgradnji, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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:	ISTRJA, UMAG - Dvojna kuća s bazenom u izgradnji
Property for:	Sale
House type:	detached
Property area:	125 m <sup>2</sup>
Lot Size:	300 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	462,000.00 €
Updated:	Jul 12, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRJA, UMAG - Semi-detached house with swimming pool under construction. The first town on the entrance to 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
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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 modern semi-detached house with a sea view is for sale just a few minutes' drive from the center of Umag. The house has a total area of 125 m<sup>2</sup>, and extends over two floors. On the ground floor there is a living room with a kitchen and a dining room, one bedroom, a bathroom and a storage room. From the living room you can access the terrace from which you can access the landscaped garden area of 280 m<sup>2</sup>, where there is a swimming pool, a sunbathing area and a parking lot. On the first floor there are two bathrooms and three bedrooms, one of which is the master bedroom with its own bathroom and terrace. The house is of modern construction with high-quality building materials. The carpentry will be PVC anthracite, the glass will be three-layered, and the floors will be made of ceramic with underfloor heating throughout the entire house and cooling with air conditioners. It is planned to install solar panels on the house, and the price will be adjusted accordingly. It is sold on a turnkey basis, which includes a fully furnished and ready-to-move-in property without furniture. The planned completion of the works is the end of the summer of 2024. An ideal property as an investment for tourism or for year-round housing. 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: 27531

### Additional contact info

Reference Number: 568107

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