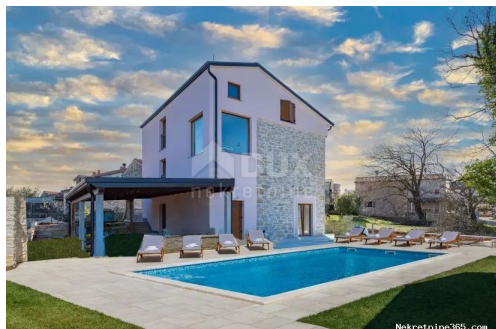


## ISTRA, UMAG - Obiteljska vila s bazenom na mirnoj lokaciji, Umag, House



### 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 vila s bazenom na mirnoj lokaciji |
| Property for:     | Sale   |
| House type:       | detached   |
| Property area:    | 240 m <sup>2</sup>   |
| Lot Size:         | 650 m <sup>2</sup>   |
| Number of Floors: | 2  |
| Bedrooms:         | 6  |
| Bathrooms:        | 3  |
| Price:            | 690,000.00 €   |
| Updated:          | Oct 22, 2024   |

### Condition

|                  |      |
|------------------|------|
| Newbuild:        | yes  |
| Last renovation: | 2022 |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|



### Parking

|                   |   |
|-------------------|---|
| Number of parking | 4 |
|-------------------|---|

spaces:

Covered parking space: yes

## Description

Description:

ISTRIA, UMAG - Family villa with pool in a quiet location Umag, the first town at the entrance to Istria from the north conquers with its charm, diversity and richness of offer. Umag is a town that synthesizes the peculiarities of the entire region through 45 km of coastline and interesting hinterland and is perhaps the best introduction to a different Mediterranean experience. The town of Umag has an extremely interesting history: it was discovered by Roman nobles and they decided to appropriate it as their summer residence. The splendor, splendor and glamor of those times are reflected today in the Venetian houses of the old town - parts of the walls and towers have been preserved, as well as Renaissance and Baroque buildings and churches. In a quiet village 6 kilometers from the sea, this beautiful family villa with a swimming pool of 240 m<sup>2</sup> on a plot of 650 m<sup>2</sup> is for sale. The ground floor consists of a beautiful kitchen with large dining area, living room and bathroom. A small storage room is located in the area between the ground floor and the first floor. On the first floor there are two bedrooms with a common living room and one bathroom. The third floor consists of two bedrooms, bathroom and sauna. Heating and cooling is on the heat pump, air conditioning and the house also has underfloor heating. In the garden there is a large summer kitchen, a beautiful overflow pool of 42 m<sup>2</sup> with hydro massage and outdoor shower. This villa is a great opportunity for family life, a luxury vacation from the stress of city life in a Mediterranean climate or as a financial investment for rent. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 13573

## Additional contact info

Reference Number: 577216

Agency ref id: 13573

Contact phone: +385 97 766 8214