

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



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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:	ISTRA, UMAG - Prizemnica s bazenom na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	130 m <sup>2</sup>
Lot Size:	965 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	650,000.00 €
Updated:	Jun 12, 2024

### Condition

Built: 2020

### Location

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



### Permits

Ownership certificate: yes

### Parking

Number of parking spaces: 2

### Description

Description: ISTRIA, UMAG - A ground floor house with a swimming 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 ground floor house with a swimming pool of 140 m<sup>2</sup> for sale on a plot of 900 m<sup>2</sup>. The house consists of an entrance hall, three bedrooms, two bathrooms, living room with dining area, open kitchen and pantry. The living room opens directly to the outdoor covered terrace with a beautiful view of nature. The exterior of the house also consists of a swimming pool of 24 m<sup>2</sup>, outdoor shower and a small summer kitchen. Heating and cooling in the house is on air conditioning and every room except the bedrooms has underfloor heating. The house is surrounded by a landscaped garden and two private parking spaces. The house is sold fully furnished. This house is a great opportunity for family life, a break from the stress of city life in the 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: 13565

### Additional contact info

Reference Number: 577218

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