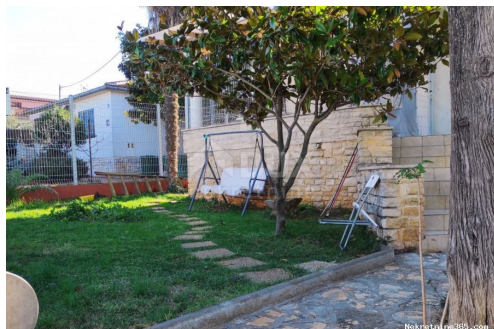


## ISTRA, UMAG - Kuća u centru Umaga drugi red do mora, Umag, House



### 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 - Kuća u centru Umaga drugi red do mora
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	488 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	550,000.00 €
Updated:	Oct 24, 2024

### Condition

Built: 1966

### Location

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



### Heating

Central heating: yes

### Description

Description: ISTRIA - UMAG - House in the center of Umag second row to the sea Umag, the first town at the entrance to Istria from the north conquers with its diversity and richness of offer. Umag is a town that through 45 km of coastline and interesting hinterland connects the peculiarities of the entire region and is perhaps the best introduction to a different experience of the Mediterranean. The town of Umag has a very 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. This detached house is for sale in the most exclusive part of Umag, only 100 m from the sea. It is located on a beautifully landscaped green garden of 488 m<sup>2</sup> and consists of two apartments. The high ground floor has a spacious apartment with a large living room, kitchen with island and dining table for 8 people, and large bedrooms and bathrooms. This upper apartment has access

to 3 covered terraces, the largest of which has 42 m<sup>2</sup> and is perfect for summer enjoyment with family or friends. The second apartment in the basement has a separate entrance, consists of two bedrooms, kitchen and bathroom and is currently used for tourist rent. The house has a boiler room and additional storage. The house has an approved project to build another floor and has great potential given its excellent position and square footage. It is located right next to the beaches and the sea only 100 m away, the marina is 200 m, the center of the old town is accessible on foot at 500 m, promenades along the pine trees and the sea (typical of Umag). There are also bike paths, restaurants, bars and a market at 200 m. The house is excellent for a comfortable life due to the elite location and accessibility of all amenities and as a tourist property. 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: 11612

### Additional contact info

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Agency ref id: 11612  
Contact phone: +385 99 640 8438