

## ISTRA, UMAG - Kuća na atraktivnoj lokaciji s panoramskim pogledom na more, 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  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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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 - Kuća na atraktivnoj lokaciji s panoramskim pogledom na more
Property for:	Sale
House type:	in sequence
Property area:	190 m <sup>2</sup>
Lot Size:	200 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	8
Bathrooms:	3
Price:	450,000.00 €
Updated:	Jul 27, 2024

### Condition

Built:	1978
Last renovation:	2020

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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## Description

Description:

ISTRIA, UMAG - House in an attractive location with panoramic sea views  
Entering Istria from the northwest, the first place you will come across is Savudrija, located on the edge of the peninsula of the same name. A small fishing village rich in history is first mentioned in the 12th century, and archaeological finds from the surrounding area show that this area has been inhabited since the Stone Age. The indented, mostly rocky coast, is intersected by small pebble beaches and surrounded by rich Mediterranean vegetation attracts a large number of tourists who gladly return. In a beautiful place surrounded by the sea, but close to all urban, rural and tourist facilities that northwestern Istria offers, a medium house in a row with three apartments and a beautiful view of the sea and the entire Piran Bay. The house has a total area of approximately 190 m<sup>2</sup> and is located in a garden with a total area of approximately 200 m<sup>2</sup>. The first and largest apartment of approximately 90 m<sup>2</sup> is located on the ground floor and consists of an entrance hall, pantry, toilet, bathroom, two bedrooms, one bedroom of which has access to a covered terrace, kitchen, living room with dining area and exit to a beautiful covered terrace where you will enjoy the beautiful sea view. The second apartment is located in the basement and consists of a large entrance area that has the potential to make something to your liking, pantry, kitchen, toilet, bathroom, bedroom, covered terrace and garden. The third apartment is a studio apartment and is located on the first floor of the house. The apartment consists of a living room with kitchen and dining area, pantry, bathroom and a beautiful terrace with enchanting views of the sea, Piran Bay and the Alps. Heating and cooling is via air conditioning and electric heaters. The house has three parking spaces. The house was quality and modernly renovated in 2020 and is for sale furnished. This house is a great opportunity for family life, a luxurious vacation 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: 10290

## Additional contact info

Reference Number: 577748

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