

## ISTRA, UMAG Prekrasno imanje sa kućom i bungalovima 250 m od mora, 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  
ZIP code: 51000  
Address: Tizianova 8  
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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 Prekrasno imanje sa kućom i bungalovima 250 m od mora
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	1584 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,300,000.00 €
Updated:	Jul 27, 2024

### Condition

Last renovation:	2021
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### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 7

## Description

Description:

Umag, a town in the north of Istria that 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 experience of the Mediterranean. In the hinterland we come across beautiful hilly places-forts with amazing views and amazing past and a lot of agritourism with indigenous delicacies and friendly hosts. The Umag sea is crystal clear and suitable for swimming from May to October. And most importantly: in the past few years, tourism is extremely developed and the destination abounds in high quality accommodation facilities, whether it is luxury or family-oriented hotels, villas, apartments or eco-friendly camps, all in accordance with the true spirit of nature and the Mediterranean as it once was. At a distance of only 250 m from the sea, a beautiful property with a main house and three bungalows is for sale. The main house has a kitchen, dining room and living room with fireplace and central heating with heating oil. Also, there is another bedroom with a bathroom and a separate toilet. The living room opens onto a covered summer terrace ideal for morning coffee or a glass of wine in the evening. On an area of 1580 m<sup>2</sup> there are three more bungalows built of stone in the Istrian style that provide privacy to each guest. In the central part there is a swimming pool of 25m<sup>2</sup>. In the yard under the old pine trees there is a barbecue where you can prepare delicious meals for family and friends. The lawn around the house has automatic irrigation. In the yard there is a private parking for 3 cars. Carefully selected plants give a special atmosphere and provides complete privacy. All facilities are located nearby. Don't miss this unique opportunity to make this fairytale estate your own! The property has a categorization, so if you still want to engage in tourism is an ideal opportunity to return the investment. ID CODE: 9608

## Additional contact info

Reference Number: 577808

Agency ref id: 9608