

## Istra, Umag, okolica - prostrana samostojeća kuća sa velikom uređenom okućnicom, Umag, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Umag, okolica - prostrana samostojeća kuća sa velikom uređenom okućnicom  
Property for: Sale  
House type: detached  
Property area: 278 m<sup>2</sup>  
Lot Size: 1100 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 5  
Price: 515,000.00 €  
Updated: Jul 22, 2024

### Condition

Built: 1970  
Last renovation: 2020

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Umag

City area: Umag  
ZIP code: 52470

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes



## Parking

Number of parking spaces: 6  
Covered parking space: yes

## Description

Description: Istria, Umag - surroundings An attractive detached house for sale in a great location, in a quiet and beautiful neighborhood, close to all essential amenities, shops, restaurants, etc. It is only 2 km from the center of Umag and the same distance from the sea and well-kept beaches. This spacious house with a total area of 278 m<sup>2</sup> consists of two floors with 4 separate residential units, each with its own entrance. On the ground floor of the house there is a spacious apartment with two bedrooms, 2 bathrooms and a living room with kitchen and dining room, and another, smaller studio apartment with its own kitchen, bathroom and bedroom. On the first floor there is a spacious and comfortable apartment consisting of a kitchen, an open living room and dining room, 2 bedrooms and a bathroom. There is also a smaller flat/apartment with its own living room, kitchen, dining room, bedroom and bathroom. On the first floor there is also a spacious covered terrace with a large table and benches for spending pleasant summer moments. A spacious and meticulously arranged garden of up to 1,100 m<sup>2</sup> with lots of greenery ensures the future owners complete peace, comfort and convenience. In the yard of the house there is also a garage with a laundry room, a bathroom, a heating stove, a storage room, and an outdoor garden shed for machines and tools. The house is in excellent condition, perfectly maintained, fully air-conditioned, has oil central heating and is sold fully equipped and furnished. The facade of the house was recently renovated. The house also has 6 parking spaces, 2 of which are covered. A quiet and attractive location, close to all essential amenities, make this property an

exceptional and rare opportunity for anyone looking for a family or apartment house with a garden that can be adapted for living or vacationing as well as for renting for tourist purposes. **PROPERTY CHARACTERISTICS** 4 separate units Plot of 1300 m2 Central heating Garage Close to all amenities Fenced plot 6 parking spaces Peaceful surrounding The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase at the conclusion of the sales contract Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. **NOTE:** We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible **AGENCY ID CODE: 1116 ID CODE: 1116**

### Additional contact info

Reference Number: 612797  
Agency ref id: 1116