

Istra, Umag - okolica, Moderna dvojna vila s bazenom 750 m od mora, Umag, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company: ART LIVING REAL ESTATE
Name:
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, Moderna dvojna vila s bazenom 750 m od mora
Property for: Sale
House type: semi-detached
Property area: 106 m²
Lot Size: 300 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 2
Price: 425,000.00 €
Updated: Jul 22, 2024

Condition

Newbuild: yes
Built: 2024

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

Parking

Number of parking spaces: 2

Description

Description:

Umag-surroundings, A luxurious semi-detached villa of modern design with a pool in a new building is for sale, 750 m from the sea, close to all essential facilities and beautiful beaches. 4 km from the city of Umag, 1.5 km from the golf course and not far from the border crossing and the airport (Portoroz, Pula, Trieste, Venice). The villa extends over two floors with an area of 106 m², ground floor and first floor. The ground floor consists of an entrance, a living room, an open-plan kitchen and dining room with access to a covered terrace, garden and pool. On the first floor there is a hallway, three bedrooms, two bathrooms, a storage room, and a small covered terrace. The property is built from high-quality building materials with underfloor heating and air conditioning. The villa also has two covered parking spaces. For the external access to the villa, a landscaped asphalt road with final boundaries and retaining walls around the entire plot with landscaped sidewalks is planned. The villas are connected on the side and each villa has its own outdoor pool. The land on which the semi-detached villas are located has a total area of 832 m² Turnkey purchase, completely finished and ready to move in, without furniture. This unique property is a perfect choice for vacation, residence or rental for tourist purposes. **CHARACTERISTICS OF THE PROPERTY:** Swimming pool Air conditioning Underfloor heating Two parking spaces Proximity to the sea 750 m The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase at the conclusion of the pre-contract or 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: 1105 ID CODE: 1105**

Additional contact info

Reference Number: 612807

Agency ref id: 1105