

## Istra, Umag, okolica - atraktivno građevinsko zemljište s velikom mogućnosti izgradnje, Umag, Land



### 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 - atraktivno građevinsko zemljište s velikom mogućnosti izgradnje  
Property for: Sale  
Land type: Building lot  
Property area: 3750 m<sup>2</sup>  
Price: 750,000.00 €  
Updated: Nov 17, 2024

### Location

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



### Permits

Ownership certificate: yes

### Description

Description: Istria, Umag - surroundings, A unique building plot for sale, only 500 meters from

the sea, 2 km from the golf course, 9 km from the city of Umag and 14 km from the border crossing with Slovenia. The land with a total area of 3,750 m<sup>2</sup> consists of a building plot with a total area of 2,475 m<sup>2</sup>, and an additional plot of 1,245 m<sup>2</sup> that is currently in a non-building area. The land has an access road, it is of a regular shape, it is intended for residential purposes with extremely high buildability, therefore it is an ideal opportunity for investors with the possibility of building 4 buildings with 5 or 6 apartments. Recapitulation of construction possibilities Building A p+3 = NKP 450 m<sup>2</sup> Building B p+4 = NKP 730 m<sup>2</sup> Building C p+ 4 = NKP 730 m<sup>2</sup> Building D p + 3 = NKP 350 m<sup>2</sup> Water, electricity and other communal infrastructure are located on the land. The quiet and beautiful location in the immediate vicinity of the sea, beaches, and sports and gastronomic facilities make this land a perfect investment location with full potential. Ownership in order. The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage 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: 1044 ID CODE: 1044

### Additional contact info

Reference Number: 612856  
Agency ref id: 1044  
Contact phone: 091 784 8083