

## Istra, Umag, okolica - NOVOGRADNJA - moderna dvojna kuća s bazenom, 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 - NOVOGRADNJA - moderna dvojna kuća s bazenom  
 Property for: Sale  
 House type: semi-detached  
 Property area: 125 m<sup>2</sup>  
 Lot Size: 300 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 5  
 Bathrooms: 3  
 Price: 462,000.00 €  
 Updated: Jul 24, 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  
Location permit: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description:

Istria, Umag - surroundings House 2 A unique modern semi-detached house with a swimming pool in the vicinity of Umag is for sale. The house is located in a quiet location surrounded by nature and greenery. It is 2.5 km from the town of Umag, 1.5 km from the sea, 7 km from the golf course and 13 km from the border crossing with Slovenia. The surface of the house is 125 m<sup>2</sup> and is spread over two floors, ground floor and first floor. The ground floor consists of an entrance hall, a kitchen, a dining room and an open space living room, a bedroom, a bathroom and a storage room. The living room opens onto a spacious terrace. We climb the internal stairs to the first floor where there is an entrance hall, a master bedroom with its own bathroom and balcony, two additional bedrooms and another bathroom. A large heated swimming pool of 20 m<sup>2</sup> with an arranged sunbathing area and two parking spaces will be located on the garden area of 300 m<sup>2</sup>. High-quality construction with ALU carpentry in antarcite color with three-layer glass, 10 cm Styrofoam insulation and 1st-class parquet and ceramics ensure maximum comfort and convenience for future owners. The heating will be on the floor with a heat pump, while the cooling will be provided by the air conditioning system. A quiet and beautiful location, close to the sea and the city center, a fenced plot and many rich amenities, makes this property an ideal opportunity for anyone looking for a nice, well-decorated house with its own garden in an attractive location that can be adapted for housing or vacation as well as for tourist purposes. . Completion of construction and occupancy is scheduled for the summer of 2024. **PROPERTY CHARACTERISTICS** Modern architecture with a flat roof Heated pool of 20 m<sup>2</sup> High-quality construction Air conditioners Underfloor heating Heat pumps Peaceful and beautiful surroundings Close to the sea and the city center 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 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 ID CODE: 996

### Additional contact info

Reference Number: 612897

Agency ref id: 996