

Istra, Umag, okolica - moderna dvojna kuća s bazenom u novogradnji, 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
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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 kuća s bazenom u novogradnji
Property for: Sale
House type: semi-detached
Property area: 125 m²
Lot Size: 300 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 3
Price: 462,000.00 €
Updated: Nov 21, 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 1 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 m² 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 m² with an arranged sunbathing area and two parking spaces will be located on the garden area of 300 m². 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 m² 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: 995

Additional contact info

Reference Number: 612898
Agency ref id: 995
Contact phone: 091 784 8083