

## Istra, Umag, okolica - kamena kuća na TOP lokaciji 50 metara od mora, 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 - kamena kuća na TOP lokaciji 50 metara od mora  
Property for: Sale  
House type: detached  
Property area: 92 m<sup>2</sup>  
Lot Size: 230 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 2  
Price: 495,000.00 €  
Updated: Nov 20, 2024

### Condition

Built: 1980

### 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: Istria, Umag, surroundings A stone house for sale on a plot of 230 m<sup>2</sup> in a quiet location in the immediate vicinity of the sea The house with a total area of 92 m<sup>2</sup> is spread over 2 floors; ground floor and 1st floor On the ground floor there is a spacious living room with kitchen and dining room according to the open space principle, and a small bathroom. The first floor is accessed by external stairs. On the 1st floor there are two bedrooms, a bathroom and a terrace of 12 m<sup>2</sup> with a beautiful view of the sea. In the yard of the house there is an outdoor grill, an outdoor shower and 2 parking spaces. The house is located in a quiet and beautiful location near all important facilities (highway, near the border crossing with Slovenia, restaurants, wineries, agritourism, bicycle paths), and the sea, which is only 50 meters from the house. The property is ideal both for vacation and residence as well as for rental for tourist purposes. 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: 984

## Additional contact info

Reference Number: 612906

Agency ref id: 984

Contact phone: 091 784 8083