

Umag, okolica - atraktivna dvojna vila s bazenom u blizini centra grada, 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: Umag, okolica - atraktivna dvojna vila s bazenom u blizini centra grada
Property for: Sale
House type: semi-detached
Property area: 140 m²
Lot Size: 250 m²
Number of Floors: 2
Bedrooms: 4
Bathrooms: 3
Price: 573,000.00 €
Updated: Jul 26, 2024

Condition

Newbuild: yes
Built: 2023

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, Vila A A semi-detached villa with a swimming pool in a new building of modern architecture is for sale, only 2,500 m from the center of Umag and the sea with a beautiful view of the Istrian landscape. The villa, with a total area of 140 m², extends over three floors: ground floor, first floor and an attractive roof terrace. The ground floor, with a total area of 60.67 m², consists of an entrance hall, a living room with an open kitchen and dining room, a storage room, a bathroom and internal stairs to the first floor. From the living room, there is direct access to a spacious terrace of 12.37 m² and a heated pool of 26 m² with an arranged sunbathing area. The first floor with an area of 59.86 m² is accessed by an internal staircase where there are a hallway, 3 bedrooms, 2 bathrooms and a covered terrace of 9.50 m², which is accessed from the master bedroom. The roof terrace is accessed by an internal staircase. There is a covered terrace with a jacuzzi, and a spacious uncovered terrace of 34.55 m² suitable for sunbathing, lounge area and fitness facilities. The villa also has a garden approx. 250 m² and 2 parking spaces. External access to the villa is provided by an asphalt road with final borders and retaining walls around the entire plot. The property is built from high-quality building materials with underfloor heating, PVC carpentry and air conditioning. The purchase is possible in the HIGH ROHBAU phase for 340,000.00 thousand Euros or on a "turnkey" basis, completely finished and ready to move in, without furniture. Planned completion of construction in 2024. This unique property is the perfect choice for vacation, residence or rental for tourist purposes in its full potential. CHARACTERISTICS OF THE PROPERTY: Close to the city Heated pool 26 m² Underfloor heating High quality construction Air conditioning PVC doors and windows Roof terrace 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. "ART LIVING REAL ESTATE" agency,

as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. 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: 938

Additional contact info

Reference Number: 612942
Agency ref id: 938