

## 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 m<sup>2</sup>  
Lot Size: 250 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 4  
Bathrooms: 3  
Price: 573,000.00 €  
Updated: Nov 21, 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 m<sup>2</sup>, extends over three floors: ground floor, first floor and an attractive roof terrace. The ground floor, with a total area of 60.67 m<sup>2</sup>, 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 m<sup>2</sup> and a heated pool of 26 m<sup>2</sup> with an arranged sunbathing area. The first floor with an area of 59.86 m<sup>2</sup> is accessed by an internal staircase where there are a hallway, 3 bedrooms, 2 bathrooms and a covered terrace of 9.50 m<sup>2</sup>, 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 m<sup>2</sup> suitable for sunbathing, lounge area and fitness facilities. The villa also has a garden approx. 250 m<sup>2</sup> 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 m<sup>2</sup> 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  
Contact phone: 091 784 8083