

## Umag, okolica - šarmanтна kuća puna potencijala na 150 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: Umag, okolica - šarmantna kuća puna potencijala na 150 metara od mora  
Property for: Sale  
House type: detached  
Property area: 225 m<sup>2</sup>  
Lot Size: 390 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 4  
Price: 670,000.00 €  
Updated: Aug 28, 2024

### Condition

Last renovation: 2019

### 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



## Heating

Central heating: yes

## Parking

Number of parking spaces: 2

## Description

Description:

Umag, surroundings A charming house full of potential is for sale, located in a quiet and beautiful place, only 150 m from the sea. The house with a total area of 225 m2 extends over 2 floors; ground floor and 1st floor and consists of two separate apartments, two studio apartments and a real Istrian tavern of 30m2. On the ground floor of the house there is a one-room apartment consisting of a living room, kitchen and dining room, a bedroom, a separate toilet, and a storage room. The living room leads to a spacious covered terrace and landscaped garden. The ground floor also has a separate studio apartment with its own entrance, consisting of a bedroom and a bathroom. The total area of the ground floor is 122.86 m2 The apartment on the first floor consists of a hallway, a kitchen with a living room, a bedroom, a bathroom and a balcony with a beautiful view of the sea. Also, on the first floor there is a separate studio apartment consisting of a bedroom and a bathroom. The total area of the first floor is 71.35. m2 The house has a landscaped garden where there is a beautifully decorated Istrian tavern with an area of 30 m2, two prefabricated wooden houses for storage, each with an area of 12.50 m2 and 2 parking spaces. The yard is dominated by a beautiful century-old Istrian olive tree that completes the traditional Istrian style. The house was renovated in 2019 and has central heating, a potassium stove and an air conditioning system in every room. The house is sold fully furnished and decorated. The quiet and attractive location in the immediate vicinity of the sea and the proximity of all essential facilities make this property an exceptional and rare opportunity for anyone looking for a charming detached house with a lot of potential that can be adapted for living or vacationing as well as for renting for tourist purposes. Ownership neat 1/1. **PROPERTY CHARACTERISTICS** Close to the sea Four separate residential units Istrian tavern Air conditioners in every room Central heating Fenced plot

Peaceful surrounding Close to all essential facilities 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: 926

### Additional contact info

Reference Number: 612952  
Agency ref id: 926