

## Umag, okolica - PRILIKA!! kamena kuća za adaptaciju na fantastičnom zemljištu, 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 - PRILIKA!! kamena kuća za adaptaciju na fantastičnom zemljištu  
Property for: Sale  
House type: detached  
Property area: 50 m<sup>2</sup>  
Lot Size: 1210 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Price: 365,000.00 €  
Updated: Nov 05, 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Umag  
City area: Umag  
ZIP code: 52470



### Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Description

Description:

For sale is a detached old stone house for renovation with an area of approx. 50 m<sup>2</sup> on an extremely attractive building plot of 1,210 m<sup>2</sup>. Since there is the possibility of building 3 floors of 500 m<sup>2</sup> of mixed-use real estate on that land, it is a fantastic opportunity for investment in terms of building a building with several residential units, both for vacation and housing as well as for renting for tourist purposes in its full potential. The property has electricity and water, as well as a neat 80 meter long access road leading from the main road directly to the house. A wonderful location surrounded by greenery offers absolute privacy and comfort, only 1 kilometer from the sea. The house is only 5 kilometers from the center of Umag, 7 kilometers from the Slovenian border and 1 kilometer from the sea and beaches. This property in an extremely attractive location is an exceptional opportunity for both housing and investment for tourist purposes. **PROPERTY CHARACTERISTICS** Stone house for adaptation building land Possibility of building 3 floors Electricity and water on the plot 1 kilometer from the sea Close to the city and the Slovenian border 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: 925**

## Additional contact info

Reference Number: 612953  
Agency ref id: 925  
Contact phone: 091 784 8083