

## Umag, Samostojeća Kuća na TOP lokaciji 50 m 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, Samostojeća Kuća na TOP lokaciji 50 m od mora
Property for:	Sale
House type:	detached
Property area:	370 m <sup>2</sup>
Lot Size:	1200 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	1,850,000.00 €
Updated:	Oct 03, 2024

### Condition

Built:	2008
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### 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

Covered parking space: yes

## Description

Description:

Umag A unique property for sale in a TOP location, first row to the sea, located in a quiet and beautiful place, only 50 m from the sea. The house of 370 m2 is located on a plot of 1191 m2. and extends over 2 floors; ground floor and 1st floor. On the first floor, there is a two-room apartment with a separate entrance consisting of a living room, a kitchen with a dining room, two bedrooms, a bathroom and a spacious covered terrace with a large garden. On the first floor is a second two-room apartment with a living room, kitchen and dining room, 2 bedrooms and 2 additional bathrooms. The living room leads directly to a spacious terrace with a beautiful open view of the sea and the port of Umag. The house has a landscaped and fenced garden with lots of greenery, a summer kitchen and 2 private parking spaces. The house also has gas central heating, a fireplace, a bread oven and a wine cellar. The house is sold fully furnished and decorated. The quiet and attractive location 1st row to the sea and the proximity of all essential amenities make this property an exceptional and rare opportunity for anyone looking for a house with a garden by the sea that can be adapted for living or vacationing as well as for renting for tourist purposes. Ownership in order. PROPERTY CHARACTERISTICS Right next to the beach Outdoor fireplace, summer kitchen, wine cellar Air conditioners Gas 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: 924

### Additional contact info

Reference Number: 612954

Agency ref id: 924