

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
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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 m²
Lot Size: 1200 m²
Number of Floors: 1
Bedrooms: 6
Bathrooms: 3
Price: 1,850,000.00 €
Updated: Nov 05, 2024

Condition

Built: 2008

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% + PDV 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
Contact phone: 091 784 8083