

## Umag-okolica, Vila s pogledom na more na samo 50 m od plaže, 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, Vila s pogledom na more na samo 50 m od plaže  
Property for: Sale  
House type: detached  
Property area: 380 m<sup>2</sup>  
Lot Size: 1100 m<sup>2</sup>  
Bedrooms: 11  
Bathrooms: 9  
Price: 1,900,000.00 €  
Updated: Nov 07, 2024

### Condition

Built: 1968  
Last renovation: 2009

### 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: 4

## Description

Description:

Umag, surroundings Villa for sale with a view of the sea in a quiet and beautiful village, only 50 m from the sea, only 3 km from the town of Umag, 2 km from the golf course and 15 km from the border crossing with Slovenia. The 380 m<sup>2</sup> villa extends over three floors; ground floor, first floor and attic. In total, the villa consists of: an entrance hall, a storage room and 8 rooms, each with its own bathroom, and two rooms on the ground floor and two on the first floor have access to their own covered terrace. There is also a 130 m<sup>2</sup> attic apartment with a spacious living room with kitchen and dining room, 2 bedrooms and a bathroom. The living room offers a beautiful view of the sea and the surrounding area. The yard of the plot is completely fenced and decorated with a garden where there is also a barbecue with a dining table. The villa has several private parking spaces and is sold fully furnished and equipped. An additional advantage of this attractive property is the building plot of approx. 1100 m<sup>2</sup> with its own access road, located behind the house. An extremely attractive location only 50 m from the sea, close to all important facilities (beaches, shops, catering facilities, sports facilities, etc.) and the complete equipment of the villa make this property an exceptional opportunity for investment, both for vacation and housing as well as for tourist purposes.

**CHARACTERISTICS OF THE PROPERTY:** Proximity to the sea 50 m Sea view Arranged garden Fully furnished and equipped Building plot 1100 m<sup>2</sup> Ownership in order. The commission of the agency for the buyer is 3% + VAT 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: 822

### **Additional contact info**

Reference Number: 613027  
Agency ref id: 822  
Contact phone: 091 784 8083