

Umag-okolica, Moderna dvojna vila s bazenom nedaleko od mora i grada, 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
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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, Moderna dvojna vila s bazenom nedaleko od mora i grada
Property for: Sale
House type: semi-detached
Property area: 122 m²
Lot Size: 200 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 2
Price: 478,000.00 €
Updated: Jul 14, 2024

Condition

Newbuild: yes
Built: 2024

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

Parking

Number of parking spaces: 2

Description

Description:

Umag-surroundings, A semi-detached villa with a swimming pool in a new building of modern architecture is for sale, 3,500 m from the center of Umag and the sea with a view of the surrounding area and landscape. Villa with a total area of 122 m², extends over two floors: ground floor and first floor. The ground floor consists of a hallway, a living room with an open-plan kitchen and dining room, a storage room, a bathroom and internal stairs to the upper floor. From the living room there is direct access to the covered terrace. The first floor is accessed via an internal staircase where there are a hallway, 3 bedrooms, a bathroom and a covered terrace accessed from two bedrooms. There is a swimming pool with a pergola on the front side of the duplex. The villa also has a garden approx. 150m² and 2 parking spaces. The villas are connected on the side, and the external access to the villa is provided by an asphalt road with final borders and retaining walls around the entire plot. The property is built from high-quality building materials with underfloor heating and air conditioning. Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of construction at the end of 2025. This unique property is a perfect choice for vacation, residence or rental for tourist purposes. **CHARACTERISTICS OF THE PROPERTY:** Plot 269 m² Swimming pool 20.81 m² Underfloor heating Electric blinds with mosquito nets Heat pumps Air conditioning PVC doors and windows 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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. **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: 723**

Additional contact info

Reference Number: 613084

Agency ref id: 723