

## 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  
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, Moderna dvojna vila s bazenom nedaleko od mora i grada  
Property for: Sale  
House type: semi-detached  
Property area: 122 m<sup>2</sup>  
Lot Size: 200 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Price: 478,000.00 €  
Updated: Jul 15, 2024

### Condition

Newbuild: yes  
Built: 2023

### 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 m<sup>2</sup>, 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. 150m<sup>2</sup> 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 m<sup>2</sup> Swimming pool 20.81 m<sup>2</sup> 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: 721**

## Additional contact info

Reference Number: 613085

Agency ref id: 721