

Umag, Jedinstvena kuća iznimne arhitekture 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, Jedinstvena kuća iznimne arhitekture 50 m od mora
 Property for: Sale
 House type: detached
 Property area: 270 m²
 Lot Size: 650 m²
 Number of Floors: 1
 Bedrooms: 13
 Bathrooms: 2
 Price: 730,000.00 €
 Updated: Nov 10, 2024

Condition

Built: 1930

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

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Umag A beautiful detached house of unique architecture with a garden is for sale, only 50 m from the sea and 200 m from the center of Umag. The house is located in a TOP location near the sea, the city and all essential amenities. This unique house of 270 m² is spread over three floors, ground floor, first floor and attic. Ground floor of approx. 90 m², consists of: spacious entrance hall, living room with access to the terrace with a view of the sea, kitchen and dining room, two large bedrooms, one of which has its own terrace, bathroom and storage room. The first floor, 90 m² approx., is accessed by an internal staircase where there are: living room with dining room, 3 spacious bedrooms and a bathroom. From the living room there is access to a beautiful terrace with a view of the sea. The attic is also accessed by internal stairs and consists of 5 separate rooms that need renovation. The total area of the land is 800 m², and it consists of a fenced and landscaped garden in which there is the possibility of building a swimming pool. The house has its own two parking spaces and a separate legalized building of approx. 50 m² that serves as a separate apartment and consists of a living room, kitchen, bedroom, bathroom and storage room. It is also important to emphasize the exceptional architecture and the height of the interior ceilings of this unique property of 3.20, which further increase its beauty and value. Given that it is a property with a garden right next to the sea and close to all essential amenities, the property is extremely attractive both for vacation and housing as well as for rental for tourist purposes. **CHARACTERISTICS OF THE PROPERTY:** Proximity to the sea 50 m close to all essential amenities quiet settlement sea view detached property plot 800 m² property properly. 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. ID CODE: 663

Additional contact info

Reference Number: 613116
Agency ref id: 663
Contact phone: 091 784 8083