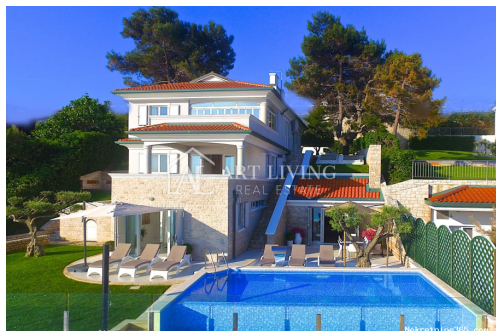


Umag-okolica, luksuzna vila sa bazenom i privatnom plažom, Umag, House



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, luksuzna vila sa bazenom i privatnom plažom
Property for: Sale
House type: detached
Property area: 267 m²
Lot Size: 1000 m²
Number of Floors: 3
Bedrooms: 6
Bathrooms: 5
Price: 2,400,000.00 €
Updated: Nov 10, 2024

Condition

Built: 2001

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

Garage: yes

Number of parking spaces: 6

spaces:

Covered parking space: yes

Description

Description:

Umag-Crveni Vrh An exclusive luxury villa of modern design is for sale in a TOP location, located first row to the sea with private access to the beach and a unique open view of the sea and the Piran Bay and the Alps. This beautiful villa with a total area of 267 m2 extends over a plot of 1,000 m2 and consists of three floors; ground floor, first and second floor. The villa is accessed from the upper side, from which you enter the landscaped and fenced yard with covered parking spaces. There is a staircase from which you can access each of the 3 floors. The staircase leads to each floor towards the ground floor along the entire length of the house all the way to the beach and the sea. The ground floor consists of two separate apartments. The first is a studio apartment consisting of a living room with a summer kitchen and storage space, and a bedroom with a bathroom. From the summer kitchen, there is direct access to a spacious covered terrace with a wonderful view of the pool, the sea and the bay of Piran. In the second apartment, with a separate entrance, there is a hallway, a kitchen and a dining room with a fireplace, a room for staying and spending the night, a separate room and a bathroom. Both apartments have direct access to the terrace with the pool and the beautiful beach. An external staircase leads to floor -1, where there is a third apartment with two bedrooms and a bathroom. The room leads directly to a spacious covered terrace that offers a unique view of the sea and the Alps. On floor -2 there is also access to the external stairs, where the fourth apartment is located, which consists of an entrance, a living room with a dining room and a kitchen, a bedroom with its own bathroom and a bathroom. The covered terrace offers a fantastic view of the sea and the bay of Piran. The villa has central heating and an

air conditioning system in all rooms. The villa has 2 covered parking spaces and 4 uncovered. It is completely fenced with a beautifully landscaped garden. The villa is sold fully furnished and equipped. This unique sophisticated property provides absolute comfort and exudes luxury, and is ideal for living, vacationing, and renting for tourist purposes. In the immediate vicinity, there are all important facilities such as shops, parks, catering establishments, etc. The villa is 6 km from the city of Umag, 7 km from the Republic of Slovenia and Portorož airport, and 83 km from Pula airport. Ownership in order. CHARACTERISTICS OF THE VILLA: 4 residential units First row to the sea and private beach Open view of the sea and landscape proximity to all relevant contents Exceptional architectural design swimming pool Central heating and air conditioning 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: 594

Additional contact info

Reference Number: 613137
Agency ref id: 594
Contact phone: 091 784 8083