

Umag-okolica, prostrana samostojeća kuća sa bazenom, 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, prostrana samostojeća kuća sa bazenom
 Property for: Sale
 House type: detached
 Property area: 289 m²
 Lot Size: 508 m²
 Number of Floors: 1
 Bedrooms: 9
 Bathrooms: 4
 Price: 649,000.00 €
 Updated: Sep 03, 2024

Condition

Built: 1993
 Last renovation: 2006

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 A detached house with a swimming pool is for sale, located in a quiet and beautiful village surrounded by nature and greenery, 4.5 km from the sea, 8 km from the town of Umag, 4 km from the town of Buje, 2 km from Brtonigla, 6 km from the border crossing with Slovenia and 60 km from Pula Airport. The highway is only 800 m away. This spacious detached house with an area of 289 m² extends over three floors; ground floor, first floor and attic. On the ground floor there is an apartment with a kitchen with a dining room, 3 bedrooms and 2 bathrooms, as well as a separate tavern with a fireplace and an auxiliary room with a bathroom. From the dining room, there is direct access to the semi-enclosed terrace and the 25 m² swimming pool. with sunbathing area, outdoor shower and barbecue. The first floor is accessed by internal stairs. On the first floor there is a living room with an open dining room, a kitchen, 2 bedrooms and a bathroom. One bedroom has access to its own covered terrace. The attic is also accessed by internal stairs. There are 2 bedrooms and a bathroom in the attic. The house is spread over a plot of 508 m² and is surrounded by a landscaped and fenced garden. The house is air-conditioned and has oil-fired central heating and has 4 private parking spaces. This property is a perfect choice for vacation, residence or rental for tourist purposes, a combination of comfort and convenience in the idyll offered by the Istrian landscape. The villa is sold fully furnished and decorated. Ownership in order CHARACTERISTICS OF THE VILLA: Plot 508 m² Swimming pool 25 m² terrace with barbecue Peaceful surrounding Panoramic view 4 parking spaces 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 of 3% + VAT at the time of signing the
Pre-Contract or Purchase Agreement. ID CODE: 592

Additional contact info

Reference Number: 613138

Agency ref id: 592