

Umag-okolica, atraktivna kuća sa bazenom 1500 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
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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, atraktivna kuća sa bazenom 1500 m od mora
Property for: Sale
House type: detached
Property area: 363 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 2
Price: 1,000,000.00 €
Updated: Jul 17, 2024

Condition

Built: 2016

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Umag
City area: Umag
ZIP code: 52470

Permits

Building permit: yes
Location permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Heating

Central heating: yes

Parking

Number of parking spaces: 2

Description

Description:

Umag - surroundings A beautiful villa with a swimming pool is for sale, located in a quiet location 1500 m from the sea and the beach in a quiet and beautiful village and close to all essential amenities (shops, restaurants, promenades, parks, etc.). It is 2 km from the city of Umag and 11 km from the border crossing with Slovenia. This charming villa has a total area of 363 m² and extends over 4 floors, basement, ground floor, first floor and attic. The basement of 45 m² has its own separate entrance, where a bathroom and a small kitchen are located. On the ground floor of the house with a total area of 123 m², there is a living room with an open-plan dining room and kitchen, a study with access to the terrace, a hallway and 2 toilets. The living room leads directly to a covered terrace with a stone grill and a 30 m² swimming pool with a sun deck. The first floor is accessed by an internal staircase where there is a hallway, 4 bedrooms and 2 bathrooms. One of the bedrooms (main room) has a wardrobe, private bathroom and access to the terrace of 7 m². The house also has a 100 m² attic where electricity and water are installed. The attic is beautifully lit by skylights with a view of the sea. Underfloor heating is installed on both floors, and a Piazzetta pellet stove is installed in the living room, which provides additional warmth and atmosphere. The entire building is coated with a high level of insulation and coated with neutral-colored plaster on all exterior walls. The carpentry is wooden and aluminum. The house has an alarm system with video cameras. There is also an underground water tank on the plot, which collects rainwater and uses it to water plants and grass, thus saving on the home's water supply, while filters are installed in the house to clean the water from limescale. The yard is completely landscaped and fenced. The house has 2 private parking spaces and is sold fully furnished and equipped. The quiet and beautiful location and the proximity of all essential amenities make this property an ideal

opportunity for anyone looking for a beautiful, spacious and comfortable house with a swimming pool that can be adapted for both vacation and residence as well as rental for tourist purposes. Ownership in order. CHARACTERISTICS OF THE PROPERTY: Swimming pool 30 m2 Barbecue Air conditioning Underfloor heating Yard Peaceful settlement Proximity to the sea 1500 m 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 intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. ID CODE: 565

Additional contact info

Reference Number: 613152
Agency ref id: 565