

## Umag-okolica, poslovni objekt i apartmanska kuća u blizini 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, poslovni objekt i apartmanska kuća u blizini grada  
Property for: Sale  
House type: detached  
Property area: 720 m<sup>2</sup>  
Lot Size: 1723 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 12  
Bathrooms: 8  
Price: 1.00 €  
Updated: Nov 11, 2024

### Condition

Built: 1996

### 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: 7

## Description

Description: Umag, surroundings For sale is a business building with an apartment and an apartment house in a quiet settlement, only 5 km from the town of Umag and the sea, 6 km from the golf course and 5 km from the border crossing with Slovenia. A business building with an apartment and an apartment house are two separate detached properties located next to each other on a spacious plot of 1723 m<sup>2</sup>. Business premises with a kitchen are located on the ground floor, and a spacious apartment with three bedrooms is located on the first floor. The property has a basement with several rooms and a boiler room, and is heated with gas and electricity. The apartment house extends to the ground floor and the 1st floor, has 5 residential units, each with its own terrace. The yard of 1723 m<sup>2</sup> is completely fenced with several parking spaces. The spaciousness of the garden offers the possibility of building a swimming pool. The attractive location near the sea and beaches make this property an exceptional opportunity for investment for tourist purposes. Dear clients: The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. ID CODE: 549

## Additional contact info

Reference Number: 613157  
Agency ref id: 549  
Contact phone: 091 784 8083