

## Umag-okolica, poslovni objekt sa trosobnim stanom, Umag, Commercial property



### 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 sa trosobnim stanom  
Property for: Sale  
Office space type: service industry  
Property area: 458 m<sup>2</sup>  
Number of Floors: 1  
Floor: 1  
Bedrooms: 6  
Bathrooms: 2  
Price: 1.00 €  
Updated: Jul 17, 2024

### 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 A business building with an apartment on the first floor is for sale, located in a quiet settlement, only 5 km from the city of Umag and the sea, 6 km from the golf course and 5 km from the border crossing with Slovenia. The office space with the kitchen is located on the ground floor and has direct access to a spacious covered terrace. On the first floor there is an apartment consisting of a living room, a kitchen with a dining room, three bedrooms, a bathroom and a hallway. The apartment has a terrace and an additional guest room with a bathroom. The property has a basement with several rooms and a boiler room, and is heated with gas and electricity. The fenced garden area of 1056 m<sup>2</sup> has several parking spaces and 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: 548

## Additional contact info

Reference Number:        613158

Agency ref id:            548