

## Umag-okolica, samostalna visoka prizemnica prekrasnog interijera, 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, samostalna visoka prizemnica prekrasnog interijera  
Property for: Sale  
House type: detached  
Property area: 94 m<sup>2</sup>  
Lot Size: 360 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Price: 375,000.00 €  
Updated: Nov 12, 2024

### Condition

Newbuild: yes  
Built: 2021

### 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: 4

## Description

Description: Umag-surroundings, A detached high-rise house with a garden is for sale. The house is located in a quiet location, surrounded by nature and greenery, close to all essential amenities. It is 2.5 km from the sea, 5 km from the city of Umag and 15 km from the border crossing with Slovenia. This beautiful house with a total area of 94 m<sup>2</sup> with a mansard: it consists of an entrance, a hall with a vestibule, a bedroom, a living room with a dining room and an open kitchen, a bathroom and a mansard suitable for a bedroom or study. From the living room there is direct access to the outdoor covered terrace of 17 m<sup>2</sup> and the garden with a view of nature and greenery. The house has a southern orientation and is surrounded by a landscaped and fenced garden. The house also has a practical garden house with an area of 12 m<sup>2</sup> and has several private parking spaces. It is sold fully furnished and decorated. A quiet and attractive location and a nice layout of the rooms make this one-story house an ideal opportunity for anyone looking for a nice, well-arranged property with a garden that can be adapted both for family life and for tourist purposes. Ownership in order. **PROPERTY CHARACTERISTICS** Beautiful attic Covered barbecue area Air conditioning Peaceful surrounding Arranged garden Garden house 12 m<sup>2</sup> 2.5 km from the sea 5 km from the city of Umag 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 purchase agreement in accordance with the General Terms and Conditions ID CODE: 539

## Additional contact info

Reference Number: 613165  
Agency ref id: 539  
Contact phone: 091 784 8083