

## Umag, Stan 151 m2 na 1. katu kuće 500 m od mora, Umag, Flat



### 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, Stan 151 m2 na 1. katu kuće 500 m od mora  
Property for: Sale  
Property area: 151 m<sup>2</sup>  
Floor: 1  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Garden area: 250 m<sup>2</sup>  
Price: 348,000.00 €  
Updated: Jul 01, 2024

### Condition

Built: 1972  
Last renovation: 2008

### Location

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

## Permits

Building permit: yes



## Additional information

Energy efficiency: A+

## Heating

Central heating: yes

## Parking

Garage: yes

Number of parking spaces: 2

Covered parking space: yes

## Description

Description: Umag, For sale is a spacious apartment on the 1st floor of a house in a quiet and beautiful village, in an attractive location near the sea and the beach. The apartment is located only 500 m from the sea and 800 m from the city center, close to all important amenities (shops, restaurants, catering facilities, sports and recreation facilities, beaches, promenades, pharmacies, etc.) The apartment of 121.16 m<sup>2</sup> consists of: a hallway, two bathrooms, a living room, a kitchen with a dining room, 3 spacious bedrooms, two of which, together with the living room, have access to a terrace that stretches the length of the entire floor. The second covered terrace of 12 m<sup>2</sup> is located right next to the entrance to the apartment. The first floor of the house also includes a part of the garden with an area of approx. 250 m<sup>2</sup>, a garage of 24 m<sup>2</sup> and one outdoor parking space. The apartment is sold fully furnished and decorated. Considering the attractive location and the proximity to the beaches and the city center, this beautiful property is an ideal investment both for living and vacationing as well as for renting for tourist purposes. Ownership in order. CHARACTERISTICS OF THE PROPERTY: Air conditioning New roof Installations for central heating PVC doors and windows City water supply, sewerage, electricity Covered porch 3, 27 m<sup>2</sup> 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: 538

## Additional contact info

Reference Number: 613166

Agency ref id: 538