

Umag-okolica, Visoka prizemnica sa prostranom okućnicom 2 150 m2, 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
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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, Visoka prizemnica sa prostranom okućnicom 2 150 m2
Property for: Sale
House type: detached
Property area: 288 m²
Lot Size: 2000 m²
Bedrooms: 6
Bathrooms: 4
Price: 730,000.00 €
Updated: Jul 17, 2024

Condition

Built: 2007

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

Heating

Central heating: yes



Parking

Number of parking spaces: 4
Covered parking space: yes

Description

Description: Umag, surroundings, A spacious, beautifully decorated high-rise house for sale, on a plot of land (construction) with an area of 2,150 m². The house is located in a quiet and beautiful location surrounded by nature and greenery with complete privacy. This unique house with a total area of 288 m² consists of three floors: basement, ground floor and attic. The basement consists of a spacious tavern completely decorated in Istrian style, a room suitable for a work studio, a storage room / laundry room and a bathroom. The ground floor has a hallway, spacious living room with dining room and kitchen, three spacious bedrooms and two bathrooms. The living room leads to a covered terrace with a view of the richly decorated garden with greenery and olive trees. The attic is accessed by a separate entrance with a staircase and consists of a fully furnished apartment with an open-plan living room, kitchen and dining room, two bedrooms and a bathroom. The kitchen and living room lead directly to the covered terrace with a view. In a separate part of the yard, there is a separate apartment of 40 m² with a covered terrace on the front and side, a summer kitchen and a fireplace with an Istrian-style bread oven. The nicely furnished and decorated apartment consists of a living room with a kitchen, a bedroom and a bathroom, and in front of it there is a large, fully fenced garden. The house is sold fully furnished and equipped. The house has several private parking spaces and a garage of 40 m² and a workshop of 15 m². This exceptional property is fenced and decorated with a variety of plants and olive trees and has a spacious and well-maintained garden that offers the possibility of building a spacious swimming pool. The house is 3.5 km from the sea and the city of Umag, 12 km from the border with Slovenia and 40 km from Italy, and close to the airports: Pula, Trieste, as well as famous Istrian wineries and

top gastronomic restaurants and taverns. It is an ideal opportunity for housing and vacation as well as for rental for tourist purposes CHARACTERISTICS OF THE VILLA Plot 2, 150 m2 Proximity to the sea is 3.5 km Fully furnished Air conditioning Central heating - gas Peaceful surrounding 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: 536

Additional contact info

Reference Number: 613167
Agency ref id: 536