

## 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  
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, Visoka prizemnica sa prostranom okućnicom 2 150 m2  
Property for: Sale  
House type: detached  
Property area: 288 m<sup>2</sup>  
Lot Size: 2000 m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 4  
Price: 730,000.00 €  
Updated: Nov 11, 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 m<sup>2</sup>. 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> and a workshop of 15 m<sup>2</sup>. 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  
Contact phone: 091 784 8083