

## Umag, prostrana kamena kuća 1. red do mora, 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, prostrana kamena kuća 1. red do mora  
Property for: Sale  
House type: detached  
Property area: 295 m<sup>2</sup>  
Lot Size: 791 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 9  
Bathrooms: 3  
Price: 1,600,000.00 €  
Updated: Jul 18, 2024

### Condition

Built: 1890  
Last renovation: 2020

### 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: 3

## Description

Description: Umag A detached, spacious stone house for sale in a TOP location, first row to the sea, located in a quiet location, only 30 m from the sea and ACY Marine Umag. The house of 292 m<sup>2</sup> is located on a plot of 791 m<sup>2</sup>. and extends over 3 floors; ground floor, 1st floor And the attic. On the first floor, there are two apartments on the ground floor; the first apartment with a total area of 32 m<sup>2</sup> consists of a living room, a kitchen with a dining room, a bedroom, a bathroom and a storage room. The second apartment on the ground floor with a total area of 44 m<sup>2</sup> also consists of a living room with a kitchen, 2 bedrooms and a bathroom. On the first floor there is a second apartment with a kitchen and dining room, a bedroom and a bathroom. The living room leads directly to a spacious terrace with a beautiful open view of the sea. The attic is accessed via the internal stairs where the living room and bedroom are located. The house has a landscaped and fenced garden with olive, tangerine, lemon and green trees and 3 private parking spaces. In the garden there is also a covered terrace with a stone grill, a dining table and benches. The uniqueness of this house is its preserved stone facade, namely the house was built in 1890 and completely renovated in 2020 without taking away its original beauty. The house is sold fully furnished and decorated. The quiet and attractive location 1st row to the sea and the proximity of all essential facilities make this property an exceptional and rare opportunity for anyone looking for a house with a garden by the sea that can be adapted for living or vacationing as well as for renting for tourist purposes. Ownership in order. **PROPERTY CHARACTERISTICS** Right next to the beach Outdoor fireplace Air conditioners Fenced plot Peaceful surrounding Close to all essential facilities The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase at the conclusion of the sales contract. ID CODE: 509

## Additional contact info

Reference Number: 613180  
Agency ref id: 509