

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
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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, prostrana kamena kuća 1. red do mora
 Property for: Sale
 House type: detached
 Property area: 295 m²
 Lot Size: 791 m²
 Number of Floors: 2
 Bedrooms: 9
 Bathrooms: 3
 Price: 1,600,000.00 €
 Updated: Nov 13, 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 m² is located on a plot of 791 m². 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 m² 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 m² 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
Contact phone: 091 784 8083