

## Umag-okolica, luksuzna vila 1. red od mora sa bazenom, 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, luksuzna vila 1. red od mora sa bazenom
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	506 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	1,600,000.00 €
Updated:	Jul 02, 2024

### Condition

Built:	2007
Last renovation:	2014

### 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: 2

## Description

Description:

Umag - surroundings A beautiful modern villa for sale with a swimming pool and a view of the sea, located in a quiet location only 30 m from the sea and the beach in a quiet and beautiful village and close to all essential facilities (shops, restaurants, promenades, parks, etc.). It is 7 km from the city of Umag and 9 km from the border crossing with Slovenia. This charming villa with a total area of 220 m<sup>2</sup> extends over 2 floors, ground floor and first floor. On the ground floor of the villa there is a spacious living room with a fireplace, a dining room and an open kitchen, a bedroom with a bathroom and a toilet. From the living room there is a direct access to the terrace with the swimming pool and the sunbathing area. The first floor is accessed by an internal staircase where there are 2 bedrooms and 2 bathrooms. From the bedrooms there is direct access to the terrace, which offers a beautiful open view of the sea. The modernly designed villa is furnished with high-quality Italian furniture and fully equipped. The yard is fully landscaped and fenced, which guarantees absolute privacy. The villa also has 2 private parking spaces and is sold fully furnished and decorated. The quiet and beautiful location and the proximity of all essential facilities make this unique property an ideal opportunity for anyone looking for a beautiful, spacious and comfortable house with a spacious garden that can be adapted for vacation and residence as well as rental for tourist purposes. Ownership in order. **CHARACTERISTICS OF THE PROPERTY:** Proximity to the sea 30 m Sea view Swimming pool with sunbathing area Top quality furniture and equipment Air conditioning Plot 506 m<sup>2</sup> Peaceful settlement Close to all essential amenities Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. ID CODE: 496

## Additional contact info

Reference Number: 613182

Agency ref id: 496