

## Umag-okolica, vila sa bazenom na parceli 1600 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, vila sa bazenom na parceli 1600 m2  
 Property for: Sale  
 House type: detached  
 Property area: 270 m<sup>2</sup>  
 Lot Size: 1600 m<sup>2</sup>  
 Bedrooms: 5  
 Bathrooms: 5  
 Price: 1,250,000.00 €  
 Updated: Aug 19, 2024

**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

Garage: yes

Number of parking spaces: 6

## Description

Description:

Umag, surroundings A unique villa for sale in a quiet and beautiful village, only 100 m from the sea, only 4 km from the town of Umag, 5 km from the golf course and 13 km from the border crossing with Slovenia. The 270 m<sup>2</sup> villa extends to the ground floor, where there is a spacious living room with a fireplace, a kitchen, a bedroom, a bathroom and a toilet, as well as 4 additional bedrooms, each 30 m<sup>2</sup> in size, with its own bathroom and its own entrance. From the living room there is a direct access to the terrace and the garden with the swimming pool. The 1,600 m<sup>2</sup> yard is completely fenced with a green hedge and landscaped, offering absolute privacy and peace and a beautiful view of the sea. There is also a barbecue in the garden. The villa has several private parking spaces and is sold fully furnished and equipped. The extremely attractive location just 100 m from the sea and the complete equipment of the villa make this property an exceptional opportunity for investment for tourist purposes, but also for housing and vacation. Characteristics of the real estate Plot 1600 m<sup>2</sup> Swimming pool Proximity to the sea 100 m Peaceful and beautiful village Spacious garden Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. ID CODE: 462

## Additional contact info

Reference Number: 613193

Agency ref id: 462