

## Umag - okolica, apartmanska vila s bazenom na TOP lokaciji 200 m od 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 - okolica, apartmanska vila s bazenom na TOP lokaciji 200 m od mora  
Property for: Sale  
House type: detached  
Property area: 380 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 13  
Bathrooms: 5  
Price: 830,000.00 €  
Updated: Nov 13, 2024

### Condition

Built: 1999

### 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: 7

## Description

Description: Umag, surroundings An apartment villa for sale with a swimming pool in a quiet and beautiful village, only 200 m from the sea, only 5 km from the town of Umag, 4 km from the golf course and 15 km from the border crossing with Slovenia. The 380 m<sup>2</sup> villa extends over two floors; ground floor and first floor. In total, the villa has 6 apartments, of which 5 apartments have an area of 50 m<sup>2</sup> and each one has a living room with a kitchen and dining room, a bedroom and a bathroom. There is also an apartment of 90 m<sup>2</sup> with a living room with kitchen and dining room, three bedrooms and a bathroom. Each apartment has an exit to the terrace. The terrace on the first floor offers a view of the sea and the landscape. Next to the spacious covered terrace on the ground floor, there is a 35 m<sup>2</sup> swimming pool with a sunbathing area. The yard of the plot is completely fenced and decorated with a garden where there is also a barbecue. The villa has several private parking spaces and is sold fully furnished and equipped. The extremely attractive location only 200 m from the sea and the complete equipment of the villa make this property an exceptional opportunity for investment for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. ID CODE: 436

## Additional contact info

Reference Number: 613200

Agency ref id: 436

Contact phone: 091 784 8083