

## Umag-okolica, samostojeća kuća blizina 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, samostojeća kuća blizina mora  
Property for: Sale  
House type: detached  
Property area: 180 m<sup>2</sup>  
Lot Size: 600 m<sup>2</sup>  
Bedrooms: 8  
Bathrooms: 5  
Price: 530,000.00 €  
Updated: Nov 14, 2024

### Condition

Last renovation: 2016

### 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: 5

## Description

**Description:** Umag-surroundings A spacious detached house of 180.59 m<sup>2</sup> with a large garden of 600 m<sup>2</sup> at only 1000 m from the sea, 3 km from the border with Slovenia and 5 km from the center of Umag. The house is located in a beautiful quiet location near the famous tourist resort Kanegra and all important facilities. This unique house is spread over three floors; basement, ground floor and first floor. On the ground floor with a total area of 97.93 m<sup>2</sup> there are two apartments. The apartments consist of a living room with kitchen and dining room, bedroom and bathroom. Both apartments have direct access to the terrace. On the first floor with a total area of 82.66 m<sup>2</sup> are located two other apartments which also consists of a living room, kitchen with dining room and bathroom. Each apartment has a balcony. The garden is completely fenced with a landscaped garden. The house has several private parking spaces and a garage of 25 m<sup>2</sup>. Sold fully furnished. Since it is a detached house with a large garden near the sea, the property is interesting for both tourist and leisure purposes and for housing. All important facilities such as beautiful beaches, playgrounds, restaurants and tourist facilities are in the immediate vicinity. **PROPERTY CHARACTERISTICS:** Large garden Garage proximity to all relevant facilities close to the sea peaceful settlement detached property The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase at the conclusion of the sales contract ID CODE: 386

## Additional contact info

Reference Number: 613207  
Agency ref id: 386  
Contact phone: 091 784 8083