

## Umag -okolica, apartmanska vila 150m 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 150m od mora  
Property for: Sale  
House type: detached  
Property area: 620 m<sup>2</sup>  
Bedrooms: 10  
Bathrooms: 6  
Price: 1,300,000.00 €  
Updated: Jul 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

Number of parking spaces: 5

## Description

Description: Istria - Savudrija Apartment villa for sale with a total area of 620 m<sup>2</sup> in a quiet and beautiful village Savudrija, just 250 m from the sea. The apartment villa has exceptional tourist and catering potential, 7 km from the town of Umag, 2 km from the golf course and 15 km from the border crossing with Slovenia. The villa spreads over three floors; basement, ground floor, first floor and attic. On the ground floor of 260 m<sup>2</sup> there is a fully equipped restaurant with a spacious covered and decorated terrace. The first floor of 260 m<sup>2</sup> is accessed by internal stairs where there are 4 two-bedroom apartments, two of which have access to the terrace with a beautiful view of the landscape and the sea. In the attic of 70 m<sup>2</sup> there is another two-bedroom apartment with a view of the sea and the landscape. The villa has a basement of 30 m<sup>2</sup> and more parking spaces. The garden is nicely decorated with greenery and light lighting. Extremely attractive location just 150 m from the sea and fully equipped 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: 380

## Additional contact info

Reference Number: 613210  
Agency ref id: 380