

## Umag-okolica, Crveni Vrh Kuća 250 m od mora s pogledom na more, 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, Crveni Vrh Kuća 250 m od mora s pogledom na more  
Property for: Sale  
House type: semi-detached  
Property area: 255 m<sup>2</sup>  
Lot Size: 115 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 3  
Price: 530,000.00 €  
Updated: Jul 03, 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: 3

## Description

Description: Umag- surroundings, red peak An attractive house for sale in a TOP location, 250 m away from the sea with open panoramic views of the sea, Piran Bay and the Alps. The house is located in a quiet and beautiful village, close to all important facilities; 8 golf courses, tennis courts, shops, restaurants, etc. It is only 6 km from the town of Umag and 7 km from the border crossing and the airport (Portorož). This spacious house with a total area of 255 m2 consists of a basement, ground floor and first floor. In the basement there is a living room with dining area and open-plan kitchen, bathroom, bedroom and 2 storage rooms. On the ground floor there are 3 bedrooms, two with access to the terrace, and a bathroom. The first floor is accessed by internal stairs. On the first floor there is a living room, kitchen with dining room with access to the terrace, bedroom and bathroom. The terrace offers a beautiful open panoramic view of the sea and the Alps. The garden is landscaped and fenced, with several parking spaces. In front of the house there is a dining stone table. The house is sold fully furnished and equipped. Quiet and attractive location by the sea make this property an exceptional and rare opportunity for anyone looking for a house with a garden on the sea that can be adapted for housing or vacation and for rent for tourist purposes. Ownership tidy. PROPERTY CHARACTERISTICS Close to the sea Air conditioners Fenced plot Sea view Peaceful surrounding Close to all relevant facilities Close to golf courses The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase at the conclusion of the sales contract ID CODE: 345

## Additional contact info

Reference Number: 613217

Agency ref id: 345