

## Umag-okolica, Samostojeća prizemnica s bazenom, 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 prizemnica s bazenom  
 Property for: Sale  
 House type: detached  
 Property area: 140 m<sup>2</sup>  
 Lot Size: 952 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 4  
 Bathrooms: 2  
 Price: 650,000.00 €  
 Updated: Jul 20, 2024

**Condition**

Newbuild: yes  
 Built: 2020

**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: 4

## Description

Description: Istria, Umag-surroundings A detached house with a swimming pool for sale. The house is located in a quiet location surrounded by nature and greenery near all important facilities. It is 8 km from the town of Umag, 2.5 km from Brtonigla, 5 km from the sea, 10 km from the border crossing with Slovenia. This beautiful house with a total area of 140 m<sup>2</sup> with a garden of 956 m<sup>2</sup>, consists of an entrance hall, hallway, three bedrooms, living room with dining area and open kitchen and pantry and 2 bathrooms. From the living room there is direct access to the outdoor covered terrace of 17 m<sup>2</sup> and the pool of 24 m<sup>2</sup> from which there is a beautiful view of the picturesque landscape. The house is south facing and surrounded by a landscaped garden. It also has several private parking spaces and is sold fully furnished. Quiet and attractive location and beautiful layout, make this house an ideal opportunity for anyone looking for a beautiful property with a garden that can be adapted for family life and for tourist purposes. Ownership tidy. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. PROPERTY CHARACTERISTICS Pool 24 m<sup>2</sup> Summer kitchen / barbecue Underfloor heating Electric blinds Air conditioning Peaceful surrounding Landscaped garden 5 km from the sea 8 km from the center of Rovinj ID CODE: 214

## Additional contact info

Reference Number: 613242  
Agency ref id: 214