

## Umag, okolica, Šarmantna kuća s bazenom i prekrasnim pogledom 9 km 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  
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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, Šarmantna kuća s bazenom i prekrasnim pogledom 9 km od mora  
Property for: Sale  
House type: detached  
Property area: 240 m<sup>2</sup>  
Lot Size: 570 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 3  
Price: 690,000.00 €  
Updated: Aug 22, 2024

### Condition

Built: 1968  
Last renovation: 2021

### 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  
Covered parking space: yes

## Description

Description: Istria, Umag, Brtonigla, surroundings A beautiful completely renovated semi-stone house in Istrian style with a large pool for sale. The house is located in a quiet location surrounded by nature and greenery. It is 9 km from the sea, 10 km from the town of Umag, 4 km from Buje, 3 km from Brtonigla, 11 from Novigrad and near the golf course, border crossing and airport (Portorož, Pula, Trieste, Venice). This charming stone house with a total area of 240 m<sup>2</sup> with a large garden of 570 m<sup>2</sup>, is located on 650 m<sup>2</sup> of fenced land. The house spreads over 3 floors: ground floor and two floors with an attic. The ground floor has a living room with dining area and open kitchen, bathroom and boiler room. The living room and kitchen open directly to the spacious terrace and pool. Internal stairs leading to the first floors are accessed also among the space provided for the library with a view of the pool and the surrounding landscape. The first and second floor of 80 m<sup>2</sup> consist of two bedrooms with bathroom, while the attic is a Finnish sauna (relax zone). The heated pool with hydromassage of 33 m<sup>2</sup> is located in the back of the house overlooking the picturesque Istrian landscape and greenery. The summer covered kitchen and a separate outdoor covered part of the terrace are intended for the fitness zone. The house has four own covered parking spaces located in front of the house and is sold fully furnished. Quiet and beautiful location near all important facilities and famous wine cellars and olive groves, makes this property an ideal opportunity for anyone looking for a beautiful stone house equipped with all luxury amenities and suitable for family life and housing and for tourist purposes. PROPERTY CHARACTERISTICS Quiet location Swimming pool with hydromassage 33 m<sup>2</sup> Fitness Sauna Summer kitchen Air conditioners Underfloor heating Heat pumps Fenced plot Ownership tidy. Estimated completion date October 2022 Agency commission for the buyer is 3% ID CODE: 160

## Additional contact info

Reference Number: 613247

Agency ref id: 160