

Umag, Savudrija, Jedinstvena kuća sa velikom okućnicom na 2032 m2, na samo 400 m 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
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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, Savudrija, Jedinstvena kuća sa velikom okućnicom na 2032 m2, na samo 400 m od mora
Property for: Sale
House type: detached
Property area: 500 m²
Lot Size: 1495 m²
Bedrooms: 10
Bathrooms: 4
Price: 900,000.00 €
Updated: Nov 17, 2024

Condition

Built: 1985

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

Heating

Central heating: yes



Parking

Garage: yes
Number of parking spaces: 7
Covered parking space: yes

Description

Description: Umag, Savudrija A spacious detached house of 500 m² approx. with a large garden only 400 m from the sea and 3 km from the center of Umag. The house is located in a beautiful quiet location surrounded by greenery and nature with a large garden. This unique house is spread over two floors with a mezzanine floor and an attic. It consists of two separate apartments, of which one apartment of 200 m² approx., Located on the ground floor with mezzanine, on the first floor are two other apartments, one of 100 m² approx., And the second apartment of 70 m² approx. The apartment on the ground floor consists of a hallway, kitchen with dining area, spacious living room with access to a large terrace and garden, separate rooms where the wardrobe is located and a bathroom with jacuzzi. From the living room, a staircase leads to the middle floor where there are 3 bedrooms with a bathroom and a large lobby with access to a balcony. The first floor with a separate entrance hall consists of an axis of stairs leading to the first floor where two separate apartments are located. One apartment has a spacious living room with dining area and open kitchen and exit to the balcony. From the living room there is direct access to the beautiful large terrace with a view of the greenery and nature as well as from the bedroom that belongs to this apartment. The apartment also has a bathroom and storage. The second apartment consists of a hallway living room with kitchen and dining room with access to a large terrace and two bedrooms and a large bathroom. There is also an attic to which lead internal stairs with two spacious rooms and a spacious semi-covered terrace with a beautiful sea view. The total area of land and plots with a house is 2032 m², and consists of a fenced and landscaped garden in which there is a possibility of building a

swimming pool. The house has several private parking spaces, three covered and an underground buried garage with two parking spaces, its own olive grove (30 olive groves) orchard. In the basement of approx. 50 m2 there is a boiler room with central heating. In front of the house, as one of the advantages of this unique property, there is a tavern, now a studio apartment of approx. 30 m2, completely decorated in a rustic style with its own indoor fireplace and bathroom and a covered terrace with a summer kitchen and dining area. Considering that it is a detached house with a large garden 400 m from the sea, the property is interesting for both tourist and leisure purposes and for housing. All important facilities such as beautiful beaches, playgrounds, post office, schools, kindergartens, restaurants and tourist facilities are in the immediate vicinity. **PROPERTY**

CHARACTERISTICS: Large garden Separate undeveloped building plot 1500 m2 Tavern / studio Apartment Garage proximity to all relevant facilities close to the sea peaceful settlement detached property ID CODE: 158

Additional contact info

Reference Number: 613248
Agency ref id: 158
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