

## 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 m<sup>2</sup>  
Lot Size: 1495 m<sup>2</sup>  
Bedrooms: 10  
Bathrooms: 4  
Price: 1,100,000.00 €  
Updated: Sep 28, 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

spaces:

Covered parking space: yes

## Description

Description:

Umag, Savudrija A spacious detached house of 500 m<sup>2</sup> 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 m<sup>2</sup> approx., Located on the ground floor with mezzanine, on the first floor are two other apartments, one of 100 m<sup>2</sup> approx., And the second apartment of 70 m<sup>2</sup> 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 m<sup>2</sup>, and consists of a fenced and landscaped garden in which there is a possibility of building a

swimming pool. There is also another separate unbuilt building plot as an advantage and the possibility of separation and construction of 1500 m<sup>2</sup>, which makes this entire property even more attractive and appealing. 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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> 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