

## UMAG. kuća 150 m od mora, na odličnoj lokaciji, 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. kuća 150 m od mora, na odličnoj lokaciji  
Property for: Sale  
House type: detached  
Property area: 193 m<sup>2</sup>  
Lot Size: 295 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Price: 600,000.00 €  
Updated: Aug 23, 2024

### Condition

Built: 1965  
Last renovation: 2017

### 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

Number of parking spaces: 3

## Description

Description: House for sale in a great location, 150 m from the sea The house has a total of 193 m2, the total land is 488 m2, 150m from the sea and beautiful natural beaches. Less than 250 m from the house is the ATP tennis center Stella Maris and 900m from the center of Umag. The house is a spacious, high ground floor with 2 residential units with separate entrances. Beautiful, large and fenced garden. The larger living unit consists of one bedroom, a bathroom, a large living room, a dining room and an open space kitchen. The kitchen can be accessed on 2 large terraces, one of which is a covered loggia. The second residential unit consists of 2 bedrooms, bathroom, kitchen and terrace. it can serve as an apartment for rent. The house is sold fully equipped together and has its own 3 parking spaces. The house is only 300m away from the store, 150m away from the restaurant, 1000m away from the market, pharmacy is 500m away, Pula airport is 70km away and Portoroz airport is 20km away, marina Umag 300m, and Aquapark Istralandia is only 12km away. Golf course 5000m. SPECIAL FEATURES OF THE HOUSE: - 150m from the sea - 900m from the city center - detached building with 2 residential units - central heating - city sewer - water system - Great location for living and / or renting close to all important facilities ID CODE: 31

## Additional contact info

Reference Number: 613260  
Agency ref id: 31