

## Istra, Umag, okolica - Luksuzna vila s bazenom u istarskom stilu na TOP 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: Istra, Umag, okolica - Luksuzna vila s bazenom u istarskom stilu na TOP lokaciji  
Property for: Sale  
House type: detached  
Property area: 211 m<sup>2</sup>  
Lot Size: 616 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 4  
Price: 1,100,000.00 €  
Updated: Jul 09, 2024

### Condition

Built: 2019

### 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: 2

## Description

Description:

Istria, Umag, surroundings Villa 2 A beautiful Mediterranean-style villa for sale, which is part of a smaller residence consisting of 10 villas, built in 2019. The villa is located in a perfect position, only 800 meters from the sea, 5 km from the center of Umag and 9 km from the highway exit, and only 300 meters from the tennis court and golf course. The property with an area of 211 m<sup>2</sup> of living space and a terrace of 95 m<sup>2</sup> is located on a plot of 616 m<sup>2</sup> and is spread over 2 floors. The ground floor of the villa consists of an entrance hall, a spacious living room, a modern kitchen with an open-plan dining room and a bedroom with a private bathroom. From the living room there is direct access to the covered terrace with access to the 26 m<sup>2</sup> swimming pool, a sun deck decorated with Mediterranean plants and a spacious summer kitchen with its own pantry and toilet. An internal staircase leads to the first floor where there are 3 bedrooms with private bathrooms and access to a spacious covered terrace with a stunning view of the beautiful Istrian landscape surrounded by olive groves. The villa is equipped with a top-quality Miele kitchen, an air conditioning system in each room separately, and underfloor heating. At a distance of 300m, there is a resort with the largest infinity pool in Europe and a wellness center, and the owners of these beautiful villas are offered as an additional bonus the use of the aforementioned facilities. In the immediate vicinity of the property, just a few minutes' easy walk away, there is an 18-hole golf course, a promenade, a bicycle path, quality restaurants, wineries, shops and various other tourist facilities. The Slovenian border is only a few minutes' drive away, and the center of Umag is a 7-minute drive away. Considering the attractive location of this unique property and the proximity of all essential amenities, the property is ideal for both vacation and residence as well as for rental for tourist purposes. Characteristics of the villa: - Heated pool of 26 m<sup>2</sup> - Summer kitchen with fireplace - Underfloor heating - Air conditioning - Electric blinds - Alarm system - Fenced plot - Near the sea - Near the golf center Dear clients, it is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in

accordance with the Act on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1132 ID CODE: 1132

### **Additional contact info**

Reference Number: 614948  
Agency ref id: 1132