

Istra, Umag, okolica - Luksuzna vila s bazenom na vrhunskoj 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
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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: Istra, Umag, okolica - Luksuzna vila s bazenom na vrhunskoj lokaciji
Property for: Sale
House type: detached
Property area: 223 m²
Lot Size: 669 m²
Number of Floors: 1
Bedrooms: 6
Bathrooms: 4
Price: 1,100,000.00 €
Updated: Aug 28, 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 1 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 has a living area of 223 m² and a terrace of 136 m², is located on a plot of 669 m² 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 m² 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 m² - 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: 1131 ID CODE: 1131

Additional contact info

Reference Number: 614949
Agency ref id: 1131