

## Istra, Umag - okolica, atraktivno građevinsko zemljište s pogledom na more, Umag, Land



### 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, atraktivno građevinsko zemljište s pogledom na more  
Property for: Sale  
Land type: Building lot  
Property area: 2120 m<sup>2</sup>  
Price: 300,000.00 €  
Updated: Aug 31, 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Umag  
City area: Umag  
ZIP code: 52470



### Permits

Ownership certificate: yes

### Description

Description: Istria, Umag - surroundings, An extremely attractive building plot for sale located in a picturesque area of the Istrian landscape with a panoramic open view of nature

and the sea. The land of 2,120 m<sup>2</sup> is located in a quiet and beautiful village only 3 km from the city of Umag and 8 km from the border crossing with Slovenia. The land has a regular quadrangular shape with an open view that leaves you breathless. Electricity, water and other communal infrastructure are located next to the land. The possibility of building two houses (villas) with a swimming pool for vacation, housing or tourist purposes. The unique location on the territory of Istria, known for top gastronomy, famous wineries, exceptional wines, clean and untouched nature, makes this land an ideal opportunity for investments of various purposes. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. 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: 1135 ID CODE: 1135

### Additional contact info

Reference Number: 615906  
Agency ref id: 1135