

## Istra, Umag, okolica - moderna vila s bazenom, 700 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  
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 - moderna vila s bazenom, 700 m od mora  
 Property for: Sale  
 House type: detached  
 Property area: 194 m<sup>2</sup>  
 Lot Size: 350 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 5  
 Bathrooms: 4  
 Price: 850,000.00 €  
 Updated: Nov 13, 2024

**Condition**

Newbuild: yes  
 Built: 2023

**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 A modern detached villa with a swimming pool is for sale, only 700 m from the sea and the beautiful beaches of Savudria, 5 km from the town of Umag, 1.5 km from the golf course and not far from the border crossing with Slovenia and the airport (Portoroz, Pula, Trieste, Venice). The villa with a total area of 194 m<sup>2</sup> extends over three floors: a basement of approx. 30 m<sup>2</sup>, ground floor and first floor. The ground floor consists of an entrance hall, a living room with an open-plan kitchen and dining room, a bedroom with a private bathroom and a toilet. From the living room and the kitchen there is direct access to the covered terrace, garden and pool. On the first floor, there is a hallway with a staircase, three bedrooms, each with its own bathroom, and a spacious terrace with access to two bedrooms and a panoramic view of the landscape. The property was built from high-quality building materials. Ceramic tiles are installed on the ground floor, first floor, terrace and balconies. The windows are PVC three-layer, cooling/heating via air conditioning. For external access to the villa, there is a road with final borders and retaining walls around the entire plot of approx. 550 m<sup>2</sup>. The villa has its own outdoor pool of 20 m<sup>2</sup>, garden, equipped summer kitchen with fireplace and two parking spaces. The villa is sold completely finished, furnished and functional. Considering the attractive location, the proximity to the sea and the proximity of all important facilities, this property is ideal both for vacation and housing as well as for renting for tourist purposes.

**CHARACTERISTICS OF THE VILLA:** Swimming pool Summer kitchen (fireplace) High-quality construction Proximity to the sea (700 m) Peaceful settlement 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: 1138 ID  
CODE: 1138

### Additional contact info

Reference Number: 617396  
Agency ref id: 1138  
Contact phone: 091 784 8083