

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
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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 - moderna vila s bazenom, 700 m od mora
 Property for: Sale
 House type: detached
 Property area: 194 m²
 Lot Size: 350 m²
 Number of Floors: 1
 Bedrooms: 5
 Bathrooms: 4
 Price: 850,000.00 €
 Updated: Jul 17, 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 m² extends over three floors: a basement of approx. 30 m², 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 m². The villa has its own outdoor pool of 20 m², 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