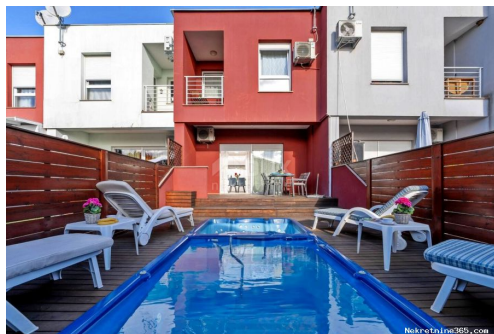


ISTRA, UMAG - Dvoetažni stan s vrtom i bazenom, Umag, Flat



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRJA, UMAG - Dvoetažni stan s vrtom i bazenom
Property for:	Sale
Property area:	91 m ²
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Garden area:	66 m ²
Price:	399,000.00 €
Updated:	Jun 18, 2024

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	7
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Description

Description:	ISTRIA, UMAG - Two-story apartment with garden and swimming pool Umag is an attractive Istrian town located on the far west of the Croatian coast and is well connected to other European countries. Umag, a city of tourism and sports, hides a rich history that can be felt while walking along the beautiful streets and promenades along the sea, and the old buildings in combination with the modern parts of the coast are a great combination. The city and its surroundings are characterized by an extremely mild Mediterranean climate, a large number of sunny days and an exceptionally clean sea. Umag is a small town with a very
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branched and interesting coast with a variety of beaches. From sand and gravel, over stone and concrete to rocky beaches. In the hinterland there are beautiful hilly places-forts with incredible views and an amazing past, as well as many agritourisms with autochthonous delicacies and friendly hosts. Umag consists of 23 settlements. In the vicinity of the town of Umag, in a peaceful and quiet area, a two-story apartment with a garden and a swimming pool is for sale. The microlocation is favorable in every sense: it is connected by traffic to Umag (6 km to the center of Umag), with the main road Umag - Koper (5 km to the border crossing Plovania - SLO). One of the most beautiful beaches of the Umag Riviera, Kanegra, is only 2 km from the property, and the golf course and the elite Kempinski resort are only 6 km from the property. The residential building in which the apartment is located extends through the ground floor and first floor and contains a total of 6 two-story residential units in a row. The architectural style of the building is modern, with clean lines and a minimalist design. Durable and reliable materials were used in the construction, which guarantee long-term satisfaction and security of housing. The building was built with Porotherm block bricks with a Demit facade. First-class tiles and Italian sanitary ware were installed, as well as external PVC six-chamber joinery with built-in aluminum shutters. The space planning of each residential unit was carried out in detail, which resulted in a high-quality layout of the rooms, which guaranteed the full use of the space. The object of sale is a residential unit that extends through the ground floor and first floor. The ground floor consists of an open-concept space that unites the kitchen, dining room and living room with access to a partially covered terrace that continues to the pool beach and hot tubs located in the garden. The floor plan of the ground floor is complemented by a guest toilet, while the first floor consists of a bathroom and two bedrooms, one of which has its own terrace. Heating/cooling of the apartment is ensured by Daikin inverter air conditioners. Own parking is located in front of the entrance to the apartment. This apartment is an ideal opportunity for a comfortable family life as well as for an investment for the purpose of an already well-established tourist rental (categorization of the accommodation object marked with four stars ****). The property is sold fully equipped and furnished. The seller of the property in question is a legal entity. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31262

Additional contact info

Reference Number: 617831
Agency ref id: 31262