

## Istra, Umag, okolica - Moderna i atraktivna dvojna kuća 2 km 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 i atraktivna dvojna kuća 2 km od mora  
Property for: Sale  
House type: semi-detached  
Property area: 91 m<sup>2</sup>  
Lot Size: 94 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 2  
Price: 240,000.00 €  
Updated: Jul 21, 2024

### Condition

Newbuild: yes  
Built: 2024

### 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 Attractive semi-detached house for sale in a new building, modern architecture, close to all essential facilities, 2 km from the sea and 9 km from the center of Umag. The house extends over two floors, ground floor and first floor, with a total area of 91 m<sup>2</sup>. On the ground floor there is a living room, dining room, kitchen, loggia and toilet, while on the first floor there are 2 bedrooms, a bathroom and a terrace. Underfloor heating is electric, while cooling is air conditioning. The carpentry will be made of PVC, anthracite color, while the sanitary ware and tiles will be first class. The house also has a garden of 90 m<sup>2</sup> and 2 parking spaces. For external access to the house, an asphalt road with final boundaries and retaining walls around the entire plot with paved sidewalks is planned. Turnkey purchase, completely finished and ready to move in, without furniture. The planned start of construction is in the middle of 2024. This unique property is a perfect choice for vacation, residence or rental for tourist purposes. 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. 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. 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: 1147 ID CODE: 1147

## Additional contact info

Reference Number: 617990  
Agency ref id: 1147