

## MODERNA DVOJNA VILA, OKOLICA UMAGA, Umag, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	MODERNA DVOJNA VILA, OKOLICA UMAGA
Property for:	Sale
House type:	detached
Property area:	121 m <sup>2</sup>
Lot Size:	250 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	460,000.00 €
Updated:	Jun 25, 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
Location permit:	yes
Ownership certificate:	yes

### Description

Description: In the immediate vicinity of the town of Umag, there is this beautiful modern terraced villa with a swimming pool. It is located in a quiet location 3.5 km from the town of Umag, beautiful beaches, tennis courts and other entertainment and sports recreation facilities. Famous restaurants and taverns are located in the immediate vicinity of the building. The villa has 121.24 net usable areas spread over 2 floors. The ground floor consists of a storage room, an entrance hall, a spacious living room connected to the kitchen and dining room and an exit to a spacious terrace overlooking the pool (not included in the price) and a modern staircase leading to the first floor. The first floor has 3 spacious bedrooms, a bathroom and a terrace with a view of the peaceful surroundings. The building has

a fenced yard of approx. 250 m<sup>2</sup>, where there is an equipped swimming pool (not included in the price) with a sunbathing area, a lawn, and parking spaces. The building is under construction. If the client decides to buy at this stage, it can be personalized according to his wishes. Equipment: - top quality air conditioners - top quality ceramics - superior energy-efficient carpentry - preparation for underfloor heating in the entire facility - preparation for solar panels - the best thermal and hydro insulating materials This facility is a great option for both tourist rental and comfortable family life! FOR THE ORGANIZATION OF THE TRIAL AND ALL OTHER QUESTIONS, I AM AT YOUR DISPOSAL AT: +385989048333 IGOR NAZAREVIĆ ID CODE: IS1512844

### Additional contact info

Reference Number: 619641  
Agency ref id: IS1512844