

Istra, Umag - prelijepa kuća u nizu sa privatnim bazenom, TOP lokacija, 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 - prelijepa kuća u nizu sa privatnim bazenom, TOP lokacija
Property for: Sale
House type: in sequence
Property area: 180 m²
Lot Size: 350 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 1
Price: 850,000.00 €
Updated: Jul 11, 2024

Condition

Built: 1990
Last renovation: 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: A

Heating

Central heating: yes



Parking

Garage: yes
Number of parking spaces: 2

Description

Description: Istria, Umag A unique, luxuriously furnished terraced house with its own private pool is for sale, in an excellent location, close to all important facilities (shops, restaurants, marina, parks, beaches, sports facilities), only 600 m from the sea and 800 m from the center of Umag . The house with a total area of 180 m2 extends over three floors, basement, ground floor and first floor. The ground floor consists of an entrance, a living room with an open-plan kitchen and dining room, and a toilet. From the living room there is direct access to the covered terrace and to the landscaped and fenced garden with a private swimming pool and a landscaped sunbathing area. There are 3 bedrooms and a bathroom on the first floor. One bedroom has direct access to a covered terrace with a beautiful panoramic view of the pool and garden. The garage, boiler room and toilet are located in the basement. The house also has an additional advantage, a separate one-room fully furnished and equipped apartment of approx. 25 m2, which consists of: a separate entrance, a living room with a kitchen, a bedroom and a bathroom. The house also has its own garage and two outdoor parking spaces. The house has gas central heating and an air conditioning system in all rooms. It was completely stylishly renovated in 2024 and is being sold completely decorated and furnished. Given its attractive location near the sea and the city and close to all essential amenities, this unique property is the perfect choice for vacation, residence or rental for tourist purposes. **CHARACTERISTICS OF THE PROPERTY:** Private pool Garage Garden Additional apartment, approx. 25 m2 Proximity to the sea 600 m Two parking spaces Proximity to the city center 800 m Completely renovated and

stylishly decorated in 2024 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% 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: 1152 ID CODE: 1152

Additional contact info

Reference Number: 619950
Agency ref id: 1152