

Istra, Umag, okolica - lijepa prostrana kuća na izuzetno mirnoj lokaciji, 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 - lijepa prostrana kuća na izuzetno mirnoj lokaciji
Property for: Sale
House type: detached
Property area: 268 m²
Lot Size: 1100 m²
Bedrooms: 9
Bathrooms: 3
Price: 600,000.00 €
Updated: Sep 29, 2024

Condition

Built: 2010

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

Garage: yes
Number of parking spaces: 4

Description

Description:

Istria, Umag - surroundings A beautiful spacious house for sale, located in a quiet location and surrounded by nature and greenery. It is 8 km from Umag, 13 km from Novigrad and only 2.5 km from the sea. This charming house with a total net area of 268 m² with an attached garden of 800 m² extends over two floors, ground floor and first floor. On the ground floor there is a nicely decorated kitchen with an open dining area, a spacious living room, 3 bedrooms, a bathroom and a toilet. From the living room there is direct access to a spacious covered terrace with a dining table and a beautifully landscaped garden surrounded by woods and greenery. The first floor, which is partially decorated, is accessed by internal stairs. There are 3 bedrooms, a bathroom and a spacious covered terrace with a partial view of the sea. The house also has an additional apartment with its own entrance on the back side, 60 m² in area, which consists of a living room with a kitchen and dining room according to the open space concept, then two bedrooms and a bathroom. Next to the house there is a spacious auxiliary building with an area of 52 m², which consists of a garage, a utility room, a small storage room and a toilet. The house has an electric heating system with air conditioning and marble slabs and a cooling system with air conditioning. The carpentry is PVC with aluminum shutters and built-in mosquito nets. The plot is completely fenced, surrounded by greenery, and guarantees the future owners maximum privacy, comfort and peace. The spacious landscaped yard provided a well-maintained vehicular entrance and a sufficient number of parking spaces. The house is sold furnished and equipped. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a nice, spacious house that can be adapted both for family life and for tourist purposes. Ownership in order. 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
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Additional contact info

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