

## ISTRA, UMAG - Samostojeća kuća s dvije stambene jedinice, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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:	ISTRA, UMAG - Samostojeća kuća s dvije stambene jedinice
Property for:	Sale
House type:	detached
Property area:	145 m <sup>2</sup>
Lot Size:	468 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	2
Price:	530,000.00 €
Updated:	Jul 31, 2024

### Condition

Built:	2009
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking	4

spaces:

## Description

Description:

ISTRIA, UMAG - Detached house with two residential units 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 through its beautiful streets. and promenades by the sea, and old buildings in combination with 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 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 one of the settlements, the historic Umag, a detached house with two residential units is for sale. The house extends through the ground floor and first floor and has a total living area of 145m<sup>2</sup>. As mentioned above, the house consists of two residential units, each distributed on its own floor. The apartments consist of a kitchen and two living rooms, two bedrooms and a bathroom. The yard of the house is decorated in a Mediterranean style and is 468m<sup>2</sup>. There is also a 50m<sup>2</sup> garage on the plot. The yard of the house is for construction purposes, which opens up the possibility of additional arrangements - for example, the construction of a swimming pool. Ownership 1/1 Unencumbered The distance to the sea is only 4 km, that is, less than 10 minutes' drive will take you to beautiful beaches and crystal clear sea. Certainly a nice property for a nice family life, but also suitable as an investment in the form of tourism. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26409

## Additional contact info

Reference Number: 630287  
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