

Istra, Umag, okolica - samostojeća obiteljska kuća na mirnoj i lijepoj lokaciji - PRILIKA, 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
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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 - samostojeća obiteljska kuća na mirnoj i lijepoj lokaciji - PRILIKA

Property for: Sale

House type: detached

Property area: 300 m²

Lot Size: 550 m²

Number of Floors: 1

Bedrooms: 7

Bathrooms: 3

Price: 485,000.00 €

Updated: Oct 18, 2024

Condition

Built: 2002

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: B

Heating

Central heating: yes



Parking

Garage: yes
Number of parking spaces: 4

Description

Description: Istria, Umag - surroundings An attractive detached family house for sale in an excellent location, in a quiet and beautiful village, close to all essential amenities, shops, restaurants, etc. It is only 2 km from the center of Umag and the same distance from the sea and well-kept beaches. This spacious house with a total area of 300 m² is located in a landscaped area of 550 m² and consists of 3 floors: basement, upper ground floor and first floor. On the ground floor of the house there is an entrance hall, spacious living room, kitchen with dining room, bedroom and bathroom. The living room leads to a spacious covered terrace with an outdoor dining table and access to a beautifully landscaped garden with a greenhouse, an orchard, a garden house and a summer kitchen. On the first floor there is an entrance hall, three bedrooms and a bathroom. The master bedroom has its own balcony with a beautiful view of the landscaped garden, greenery and beautiful Istrian landscape. In the basement of the house there is a boiler room, a bathroom, a storage room and two separate spacious rooms. This space has the potential to be converted into a separate living area, which allows for additional flexibility in the use of the space. A spacious and meticulously arranged garden of up to 550 m² with lots of greenery ensures the future owners complete peace, comfort and convenience. In the yard of the house there is also a large garage and an outdoor garden shed for machines and tools. The house is in excellent condition, perfectly maintained, fully air-conditioned and has oil-fired central heating. The house also has 4 parking spaces. A quiet and attractive location, close to all essential amenities, makes this property an exceptional and rare opportunity for anyone

looking for a family or apartment house with a garden that can be adapted for living or vacationing as well as for renting 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 case of real estate purchase at the conclusion of the 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: 1245 ID CODE: 1245

Additional contact info

Reference Number: 662044
Agency ref id: 1245
Contact phone: 091 784 8083