

Istra, Umag, okolica - luksuzna samostojeća kuća okružena prirodom, 100 m od mora, 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
Mobile: +385 91 784 80 83
Phone: +385 91 784 80 83
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 - luksuzna samostojeća kuća okružena prirodom, 100 m od mora
Property for: Sale
House type: detached
Property area: 185 m²
Lot Size: 1050 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 3
Price: 883,000.00 €
Updated: Nov 12, 2024

Condition

Built: 1970
Last renovation: 2008

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

Number of parking spaces: 3

Description

Description: Istria, Umag, surroundings A beautiful detached house for sale in a quiet and beautiful location surrounded by nature, only 100 meters from the sea and well-kept beaches. The house has a total area of 185 m2, is located on a spacious, beautifully landscaped plot with a total area of 1050 m2 and is spread over 2 floors; ground floor and 1st floor The ground floor consists of an entrance hall, a kitchen, a dining room, a spacious living room with a fireplace and access to a covered terrace and a beautifully landscaped garden, then a bathroom, a bedroom with a walk-in closet and a private bathroom, and another guest bedroom. The first floor is accessed by an internal decorative staircase. Here is the master bedroom with its own bathroom and access to a spacious terrace with a beautiful view of the sea. In the beautifully landscaped yard of the house, with a new automatic irrigation system, there is also an outdoor grill, a sunbathing area, an outdoor shower and several parking spaces. The house was completely renovated in 2008 and has new PVC joinery, oil-fired underfloor heating and 2 new inverter air conditioners. The house also has a garage and a separate technical room. The house is located in a quiet and beautiful location surrounded by nature, close to all essential facilities (shops, near the border crossing with Slovenia, restaurants, wineries, agritourism, cycling paths), as well as the sea and the beach, which is only 100 meters from the house. The property is ideal both for vacation and residence as well as for rental for tourist purposes. The house is fully furnished and functional and is being sold as such. Dear clients, It is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% + VAT 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: 1256 ID CODE: 1256

Additional contact info

Reference Number: 663976
Agency ref id: 1256
Contact phone: 091 784 8083