

## 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 m<sup>2</sup>  
Lot Size: 1050 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 3  
Price: 883,000.00 €  
Updated: Oct 25, 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