

ISTRA, UMAG (OKOLICA) - Moderna vila s tri stana, 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
Mobile: 385 91 480 8808
Phone: 385 51 518 174
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 (OKOLICA) - Moderna vila s tri stana
Property for:	Sale
House type:	detached
Property area:	303 m ²
Lot Size:	706 m ²
Bedrooms:	9
Bathrooms:	4
Price:	934,000.00 €
Updated:	Nov 08, 2024

Condition

Newbuild:	yes
Built:	2024

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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Description

Description:	ISTRIA, UMAG (surroundings) - Modern villa with three apartments Umag is the westernmost place in the Republic of Croatia, located next to Savudrija, only 10 km from the Slovenian border. The town is surrounded by beautiful nature, and is known as the place with the cleanest sea for swimming in Istria. Nearby is the Dragonja river, as well as the Sečovlje international airport. Just a few minutes'
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leisurely drive from beautiful Umag, this modern villa with three residential units is located in a very quiet location! The villa is located on a plot of land of 862 m², while its total area is 266 m². It is spread over two floors. On the ground floor there are two apartments with access to the landscaped yard where there is a swimming pool. The apartments on the ground floor have an open-space living room with a kitchen and dining room, a bathroom, a spacious bedroom and a terrace with a view of the pool and garden. The surfaces are 46 m² and 65 m², equipped with electric underfloor heating in the bathrooms and inverter air conditioners. An internal staircase leads to the upper floor, where there is a third apartment with an area of 126 m², which contains a spacious living room with kitchen and dining room, three bedrooms and an additional room that currently serves as a gym, but can be adapted according to needs. In addition, the apartment has two bathrooms, a guest toilet and a storage room. From the living room there is a terrace with a view of the greenery and the pool. The heating in this apartment is by a heat pump, while the cooling is solved by air conditioners. Next to the villa there is a land with a legalized tavern of 37 m², which is under construction. The tavern is included in the price of the house. The villa is sold fully equipped and furnished, ready for use. Considering the location and the facilities, it represents an excellent opportunity for anyone looking for a property for vacation or investment in a special area close to all the necessary amenities. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34832

Additional contact info

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