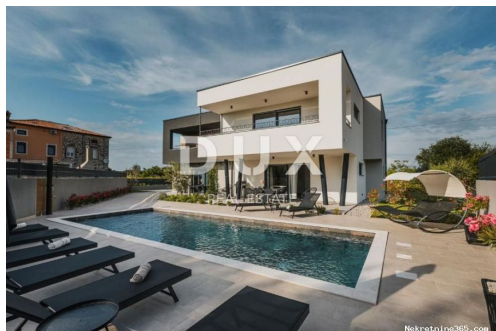


## ISTRA, UMAG (OKOLICA) - Moderna vila s tri stana, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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 <sup>2</sup>
Lot Size:	706 m <sup>2</sup>
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 m<sup>2</sup>, while its total area is 266 m<sup>2</sup>. 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 m<sup>2</sup> and 65 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34832

### Additional contact info

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Agency ref id: 34832  
Contact phone: +385 92 106 5592