

Umag - prostrana kuća sa puno potencijala - centar grada, 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:	Umag - prostrana kuća sa puno potencijala - centar grada
Property for:	Sale
House type:	detached
Property area:	285 m ²
Lot Size:	470 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	1
Price:	585,000.00 €
Updated:	Nov 14, 2024

Condition

Built:	1980
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Umag
ZIP code:	52470

Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Number of parking spaces: 3

Description

Description: UMAG A detached house with a lot of potential is for sale, located in an excellent location in the very center of Umag, only 1.5 km from the sea and beaches. The house with a total net area of 285 m² extends over 2 floors; ground floor and 1st floor and consists of two separate separate spaces, each with a separate entrance. The first separate unit with a total area of 143 m² is located on the ground floor and is currently in the high Rohbau phase and consists of two separate spaces that can be converted either into living space (one or two residential units) or into business space. The second residential unit is located on the first floor and consists of a furnished living space consisting of a living room with a kitchen and dining room, two bedrooms, a hallway, a toilet and a covered outdoor terrace. The house is located on a plot of land of 610 m², a spacious garden of 470 m² is definitely an additional advantage of the property itself. An excellent location, the city center, a large square footage and proximity to all essential facilities make this property an opportunity for anyone looking for a detached house with a lot of potential that, with some investment, can be adapted for housing or vacation as well as for rental 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 the case of real estate purchase upon conclusion of the pre-contract or sales contract. REMARK: 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: 1270 ID CODE: 1270

Additional contact info

Reference Number: 682162
Agency ref id: 1270
Contact phone: 091 784 8083