

## 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<sup>2</sup>  
 Lot Size: 470 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 5  
 Bathrooms: 1  
 Price: 585,000.00 €  
 Updated: Nov 14, 2024

#### Condition

Built: 1980

#### 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, a spacious garden of 470 m<sup>2</sup> 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