

House

Umag, Istria



Ref	RE-U-26409
Type	House
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	145 sqm
Plot size	468 sqm

House

Umag, Istria



No. of bedrooms	4
No. of bathrooms	2
Price	€ 530 000

House

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Detached house with two residential units in Umag area, 4 km from the sea.
Total area is 145 sq.m. Land plot is 468 sq.m.

The house comprises two separate residential units, each occupying its own floor.
Each apartment includes a kitchen, two living rooms, two bedrooms, and a bathroom. The yard is styled in a Mediterranean design.

Additionally, the property features a 50 m² garage. The yard is zoned for construction, offering the potential for further enhancements, such as adding a swimming pool.

The property is fully owned, free of any encumbrances. Located just 4 km from the sea, it takes less than a 10-minute drive to reach beautiful beaches and crystal-clear waters.

This is an ideal property for family living but also holds great potential as a tourism investment.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3655 €

Average price/m² of this type
in this region:
2167 €

Median price/m² of this type
in this region:
1918 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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