

House

Umag, Istria



Ref	RE-U-37064
Type	House
Region	Istria › Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	330 sqm

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Plot size	425 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 296 000

Detached House with Two Residential Units Just 1 km from the Sea in Umag - Super Investment!

Located in **Umag**, the westernmost town in Croatia, this property is nestled near **Savudrija**, just **10 km from the Slovenian border**. Surrounded by breathtaking nature, Umag is known for having some of the **cleanest seawater for swimming in Istria**. The area is also in close proximity to the **Dragonja River** and **Sečovlje International Airport**, making it an attractive and well-connected location.

Situated on a **425 m² plot**, this **detached two-story house** features **two residential units**, with a **total gross floor area of 345.89 m²** and a **net living space of 330 m²**. The **ground floor** consists of **two separate yet interconnected apartments**, each with its **own private entrance**. The units can be used **as a single large 170 m² residence** or as **two independent apartments** of approximately **85 m² each**. A **double sliding wall** allows for flexible use—when closed, it forms a **spacious walk-in closet or storage area**.

The **first apartment** includes a **living room with a kitchen, a hallway, a bathroom, a bedroom, and a storage room/walk-in closet**, with access through a **private terrace**.

The **second apartment** features a **living room, a separate kitchen with a dining area, two bedrooms, a bathroom, and a hallway**. It also boasts a **covered outdoor terrace** with seating, as well as an **additional terrace with a chimney**.

The house is equipped with **three chimneys**, allowing for **various heating options**, including **coal and stone heating systems**.

Partially completed, the property is **fully furnished and move-in ready**. It comes with an **official certificate of completed construction**.

Set in a **peaceful and attractive location**, the house is **just 1 km from the sea and beaches** and **10 km from Umag's town center**, making it an **ideal choice for both permanent residence and vacation living**.

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:
897 €

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:
2849 €

Median price/m² of this type
in Croatia:
2573 €

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