

Mini-hotel

Umag, Istria



Ref
Type
Region
Location

RE-U-11612-1
Mini-hotel
Istria › Umag
Umag

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	200 sqm
Plot size	488 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 550 000

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Advantageous house in the center of Umag second row to the sea, just 100 meters from the water! This detached house is for sale in the most exclusive part of Umag town. It is located on a beautifully landscaped green garden of 488 m² and consists of two apartments.

Total area of the house is 200 sq.m.

The high ground floor has a spacious apartment with a large living room, kitchen with island and dining table for 8 people, and large bedrooms and bathrooms. This apartment has access to 3 covered terraces, the largest of which has 42 m² and is perfect for summer enjoyment with family or friends.

The second apartment in the basement has a separate entrance, consists of two bedrooms, kitchen and bathroom and is currently used for tourist rent.

The house has a boiler room and additional storage.

The house is attractive for investments - it has an approved project to build another floor and has great potential given its excellent position and square footage.

It is located right next to the beaches and the sea only 100 m away, the marina is 200 m, the center of the old town is accessible on foot at 500 m, promenades along the pine trees and the sea (typical of Umag).

There are also bike paths, restaurants, bars and a market at 200 m. Perfect position in Umag.

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.

Price per m²:
2750 €

Average price/m² of this type
in this region:
2870 €

Median price/m² of this type
in this region:
2622 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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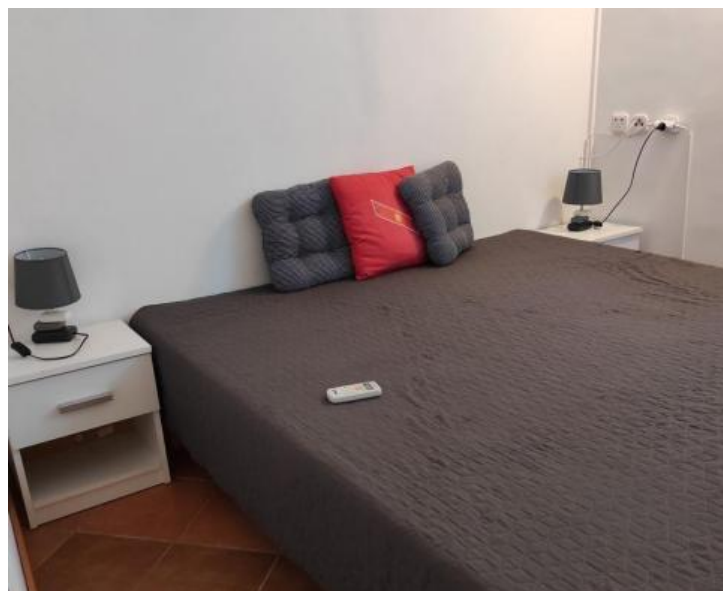
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