

# House

Umag, Istria



**Ref**  
**Type**  
**Region**  
**Location**

RE-U-11612  
House  
Istria › Umag  
Umag

# House

## Umag, Istria



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

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Rare house in the center of Umag on the second row to the sea Umag!  
It is just 100 meters from the sea - unique investment!

Total area is 200 sq.m. Land plot is 488 sq.m.  
House consists of two apartments.

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 m<sup>2</sup> 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 renting.

The house has a boiler room and additional storage. It is located right next to the beaches and the sea only 100 m away, the marina is 200 meters away, center of the old town is accessible on foot at 500 meters distance, promenades along the pine trees and the sea (typical of Umag). There are also bike paths, restaurants, bars and a market at 200 meters. Perfect position.

NOTE: The house has an approved project to build another floor and has great potential given its excellent position and square footage. It makes this house extremely attractive 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 m<sup>2</sup>:  
2750 €

Average price/m<sup>2</sup> of this type  
in this region:  
2167 €

Median price/m<sup>2</sup> of this type  
in this region:  
1918 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2892 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €



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