

House

Umag, Istria



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|-------------------------|---------------|
| Ref | RE-U-21589 |
| Type | House |
| Region | Istria > Umag |
| Location | Umag |
| Front line | No |
| Sea view | No |
| Distance to sea | 450 m |
| Floorspace | 130 sqm |
| Plot size | 185 sqm |
| No. of bedrooms | 3 |
| No. of bathrooms | 1 |
| Price | € 439 900 |

Semi-detached house in Umag, 450 meters from the sea.
Total area is 130 sq.m. Land plot is 185 sq.m.
It is in fact old Istrian house completely renovated in 2018.

The house was renovated from the ground up, and work was carried out on screeds, insulation, floors, windows, doors, electricity and water installations, heating, stairs, bathrooms, kitchen and panels. Every aspect of this property has been carefully restored and everything has been brought to brand new condition. The high ceilings that accompany the sloping roof add charm and spaciousness to the interior.

The interior of the house consists of a kitchen, living room, pantry and toilet on the ground floor, while the bathroom and three spacious bedrooms are located on the first floor. The exit from the house leads to an elevated terrace that is connected to the summer kitchen and a large kohan bench, ideal for relaxing and enjoying the outdoors. A terrace of 45 square meters can be turned into a space that can be used all year round, either by closing it with glass windows or installing a roof awning.

The garden of the house is lined with quality I-class kanfanar stone, and hand-made columns add a unique aesthetic. For comfort and enjoyment of the space, the house is equipped with fireplace heating, along with a pipe system that enables even distribution of warm air in all rooms. Regulation of the blowing power and ventilation is possible via the remote control, providing complete control over the temperature in each room.

Along with the preserved more than 200-year-old fence in the yard, the interior of the house is equipped with only natural materials, providing an authentic and pleasant ambience. Handmade furniture and equipment add a special charm, while the house is equipped with air conditioners and superior insulation for optimal comfort.

The entire adaptation of the house was carried out in 2018. The owners also devoted themselves to details such as lighting and the selection of plants that require minimal maintenance, in order to create a harmonious environment.

The house next door (a semi-detached house) is also owned by the seller, but is currently not for sale and is only used 5-10 days a year. On the other side of the house, you can enjoy a landscaped grass area with a children's playground, providing additional space for relaxation and fun.

This house represents an extraordinary opportunity for those who want to enjoy a relaxed lifestyle in a beautiful Istrian environment, with proximity to all the facilities that the city of Umag offers.

Do not miss the opportunity to become the proud owner of this magical house near Umag!

For more information and to arrange a viewing, feel free to contact us.

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:
3384 €

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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