

House

Umag, Istria



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|------------------------|---------------|
| Ref | RE-U-27975 |
| Type | House |
| Region | Istria › Umag |
| Location | Umag |
| Front line | No |
| Sea view | No |
| Distance to sea | 1200 m |
| Floorspace | 250 sqm |
| Plot size | 1100 sqm |

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|-------------------------|-----------|
| No. of bedrooms | 4 |
| No. of bathrooms | 1 |
| Price | € 390 000 |

A family bungalow for renovation is for sale, located in the idyllic surroundings of Umag, in the heart of beautiful Istria, cca. 1 km from the sea only.

This house, currently encompassing 150 m² of space, offers the potential to create your perfect home. Land plot is 1100 sq.m. which gives a great freedom to your imagination.

House consists of 7 rooms, 4 of which are intended for sleeping, providing ample space for comfortable family living.

Although the house is habitable in its current state, it requires some level of renovation to achieve its full potential. Next to the house is an outbuilding currently used as a workshop, offering additional possibilities for expansion or adaptation according to your needs.

The most significant feature of this property is the possibility of building a residential building on the same plot. Given the micro-location and the current state of the area, it is permitted to construct a residential building with a ground floor and an upper floor, which could include up to four apartments with a total area of up to 400 m². This possibility opens the door to various investment or residential projects.

Umag and its surroundings are known for their beauty, rich culture, and vibrant atmosphere. This property provides a unique opportunity to create a home or invest in an area that offers many opportunities and potential. Be part of this extraordinary place and realize your dreams of an ideal living space in Istria.

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:
1560 €

Average price/m² of this type
in this region:
2181 €

Median price/m² of this type
in this region:
1919 €

Average price/m² of this type
in Croatia:
2878 €

Median price/m² of this type
in Croatia:
2554 €

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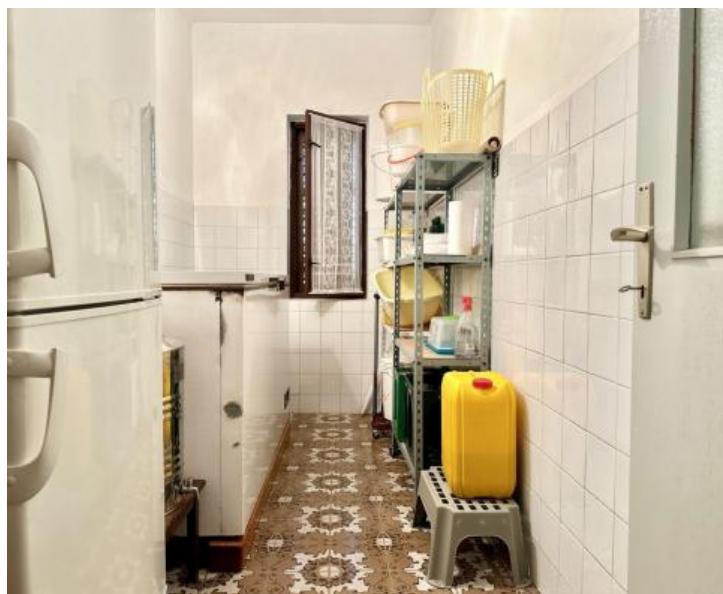
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