

# House

## Umag, Istria



<b>Ref</b>	RE-U-26409
<b>Type</b>	House
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	145 sqm
<b>Plot size</b>	468 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 530 000

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Detached house with two residential units in Umag area, 4 km from the sea.  
Total area is 145 sq.m. Land plot is 468 sq.m.

The house comprises two separate residential units, each occupying its own floor.  
Each apartment includes a kitchen, two living rooms, two bedrooms, and a bathroom. The yard is styled in a Mediterranean design.

Additionally, the property features a 50 m<sup>2</sup> garage. The yard is zoned for construction, offering the potential for further enhancements, such as adding a swimming pool.

The property is fully owned, free of any encumbrances. Located just 4 km from the sea, it takes less than a 10-minute drive to reach beautiful beaches and crystal-clear waters.

This is an ideal property for family living but also holds great potential as a tourism 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.

### **Property advantages:**

- Garage
- Swimming pool
- Detached
- Urbanized

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Price per m<sup>2</sup>:  
3.655 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.564 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.191 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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