House
Umag, Istria

Adrionika
Real Estate in Croatia

Ref	RE-U-39300
Type	House
Region	Istria › Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	800 m
Floorspace	150 sqm
Plot size	156 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 440 000

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Great offer for Umag!

Not far from the center of Umag, and 800 meters from the beaches, there is a comfortable house for sale.

In addition to the excellent location, the property of 150 sq.m. on a land plot of 156 sq.m. is characterized by the quality of the recent renovation, which guarantees long-term satisfaction and quality of living.

The house extends over three floors and consists of two well-equipped residential units with separate entrances.
One residential unit is located on the first floor of the house and consists of an open-concept space that unites the kitchen, dining room and living room with access to a covered terrace, bedroom and bathroom.
The second residential unit extends over the second and third floors; the second floor consists of a kitchen, dining room and living room with access to a covered terrace.
The third floor consists of two bedrooms, one of which has a gallery, two bathrooms and a terrace.

The yard of approx. 60 m² is fenced and landscaped. The excellent location, structure and comfort make this property an ideal opportunity for a quiet family life as well as for an investment for the purpose of tourist rental.

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:
2933 €

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:
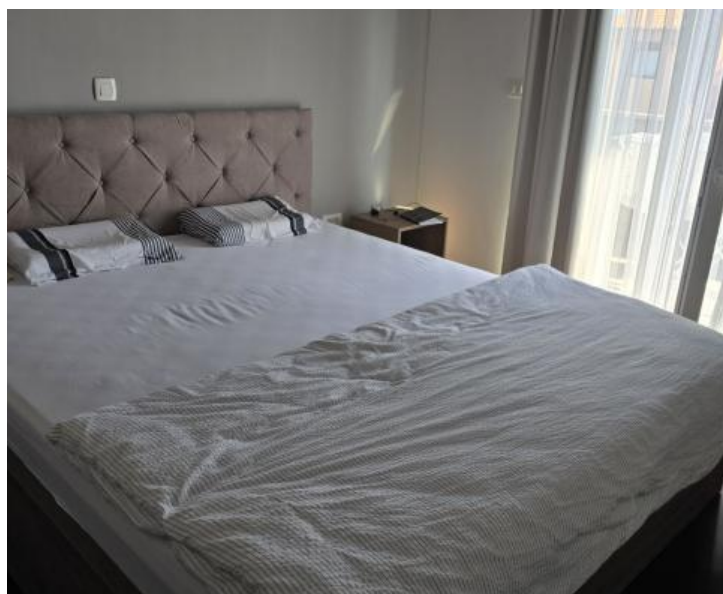2878 €

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

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