

House

Umag, Istria



Ref	RE-U-44025
Type	House
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	20 m
Floorspace	60 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 337 850

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Lovely stone house in Umag, just 20 meters from the sea!
Complete adaptation of the house in undertaken in 2016.

Find a great house by the sea in Umag, Croatia. It is just 20 meters from the clear Adriatic water and a lively walkway. This terraced home is fully furnished and ready to use. It is perfect for living all year, relaxing on vacation, or renting to tourists who already love it.

This property mixes real Istrian style with top-quality updates. It has strong investment value too. It sits right in the center of Umag, close to shops, restaurants, cafes, and fun spots.

The house is 60 square meters and has four levels: ground floor plus three upstairs. It includes a bright living room with a dining area, a full kitchen with all tools, three bedrooms for sleep, and two bathrooms. The layout is smart and easy to use. It has air conditioning everywhere and comes with all furniture.

In 2016, workers rebuilt it completely from the bottom. They made it very strong and safe, with concrete floors on each level and extra support. They used good materials that last. New wiring for power, fresh water pipes, and waste systems are all new. Doors, windows, and finishes are high quality.

Umag is a busy town in north Istria with lots of tourists all year. It has a long summer season, high hotel bookings, and big events like the ATP tennis tournament. Sports fans come often. It is near Slovenia and Italy for quick trips. Walk two minutes to Dante Beach. Enjoy the clean streets, sea air, and easy life. Free public parking is very close.

This is a rare deal in Istria. It is safe and good for money. Use it for tourist rentals (it has the right papers), as your own vacation home, or mix personal and business. Houses like this do not come up often. Contact us today to see this special sea-view home in Umag and make your Croatia dream come true.

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:

Stone house

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Price per m²:
5.631 €

Average price/m² of this type
in this region:
2.564 €

Median price/m² of this type
in this region:
2.214 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

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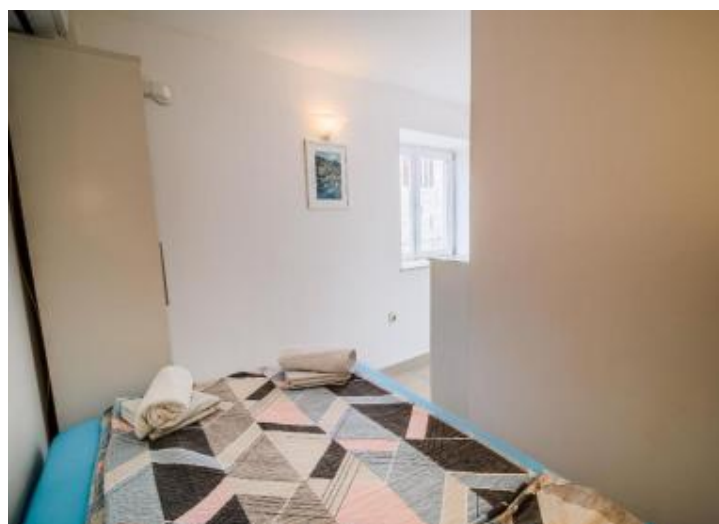
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