

Villa

Umag, Istria



Ref	RE-U-7900
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	91 sqm
Plot size	66 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 395 000

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Lovely townhouse with a swimming pool in a quiet village Umag is a town on the west coast of Istria. The terraced house is located in an attractive position in a quiet and peaceful neighborhood just 6 km from the centre of Umag.

Total area is 91 sq.m. Land plot is cca 66 sq.m.

Villa is built in 2010.

The ground floor has a living room, kitchen, bathroom and a larger terrace as an extension of the "open living room" with a glass wall. The terrace is partly covered - located below the upper floor.

The upper floor offers two bedrooms, one of which has a terrace on the courtyard side, a larger bathroom with toilets.

The entire building is equipped with first-class material: built of porotherm block brick with demit facade, with built-in first-class tiles and Italian sanitary ware and high-quality PVC six-chamber, exterior carpentry with built-in aluminum shutters. The house is equipped with Daikin air conditioners, inverter, satellite TV antenna, telephone line, etc. In the garden there is a swimming pool and jacuzzi.

Sea and Kanegra area are 2 km from the building.

Actual - October 2021

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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