

# House

## Umag, Istria



<b>Ref</b>	RE-U-24861
<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>	1000 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	1850 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 675 000

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Idyllic secluded house in Lovrecica near Umag only 1 km from the sea!

This enchanting single-story house, situated just a brief drive from pristine beaches, offers a tranquil coastal haven for those who cherish a serene lifestyle.

With a total area of 150 square meters, the house provides ample space to relish the comfort and beauty of Istrian living.

Upon entering this house, you'll encounter an expansive living area that seamlessly combines a kitchen and dining room. The house also features a bathroom, storage room, technical room, and three comfortable bedrooms. Notably, the master bedroom boasts its own en-suite bathroom, affording you the luxury of privacy and comfort. From the living room, French doors lead to a capacious covered terrace, which extends to the summer kitchen complete with a fireplace—perfect for enjoying summer evenings with family and friends.

In addition to the house, the property comes with access to a beautifully landscaped garden spanning up to 1,850 square meters, fully prepared for customization. Here, you have the opportunity to craft your personal paradise garden or even install a swimming pool of your choosing. The convenience of two covered parking spaces is also at your disposal.

The house is heated by an electric heat pump, and the living room boasts a fireplace to provide warmth during colder days. Air conditioners ensure a refreshing atmosphere on scorching summer afternoons. Beyond these practical features, this dwelling exemplifies the authentic Istrian style with its stone and wood details, creating an ambiance that resonates with the region's essence. Surrounded by nature and verdant greenery on all sides, this property offers the peace and seclusion you truly deserve.

Given its optimal location and abundant amenities, this house presents an ideal opportunity for those seeking a vacation retreat or permanent residence in a tranquil setting that remains close to the sea and all essential conveniences. Within a mere 3-minute drive, you'll find beautiful beaches, quality restaurants, charming cafes, seaside promenades, bicycle paths, shops, schools, children's playgrounds, and a host of other facilities. The town of Umag, with its alluring charms, is just a 10-minute drive away. This house encompasses everything needed for an idyllic coastal life, and we invite you to explore it and bask in its allure. Don't miss the chance to fashion your very own haven in the exquisite environs of Umag.

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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### Property advantages:

Swimming pool

Storage

Garden

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Price per m<sup>2</sup>:  
4.500 €

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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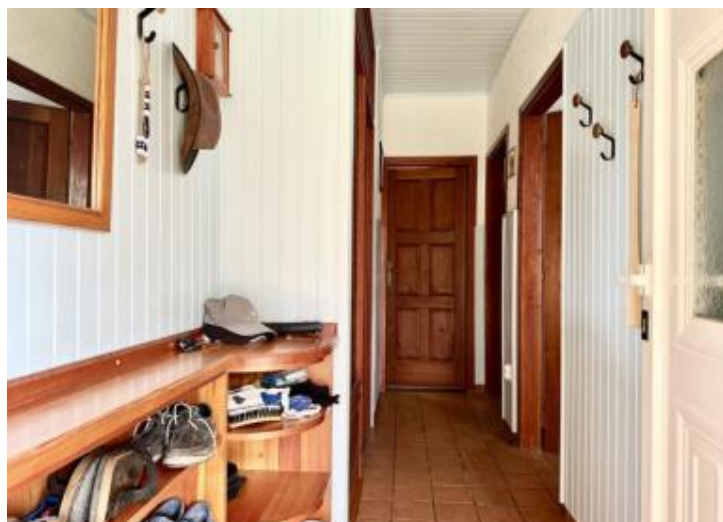
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