

Villa

Umag, Istria



Ref	RE-U-27818
Type	Villa
Region	Istria › Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	115 sqm
Plot size	906 sqm
No. of bedrooms	3
No. of bathrooms	1
Price	€ 573 000

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Located a short distance from the heart of Umag, a standalone stone modernized villa spanning 115 m² is available for sale, being located 4 km from the sea.

Comprising an entrance hall, bathroom, toilet, and 3 bedrooms, one of which features an 8m² gallery, alongside an open living room with a fireplace, this property represents a unique opportunity. Characterized by its free-standing stone construction, the house is currently undergoing renovation. While the majority of its stone walls remain intact, a portion of the building is constructed with blocks.

Situated on a garden plot spanning 906 m², plans include the installation of a swimming pool, a sunbathing area, and multiple parking spaces. Anticipated completion of the renovations is slated for May 2024, at which point the property will be primed for tourist rental. The listed price pertains to a fully finished structure devoid of furnishings and inclusive of a meticulously landscaped garden.

Surrounded by family homes and just a brief drive from the nearest beaches, this property enjoys proximity to essential city amenities, rendering it an ideal investment for those interested in engaging in tourist activities.

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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Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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