

ID 799-1 1.250.000 €

## Stone house with pool near the beach, Umag

 Umag



### Basic information

PRICE	1.250.000 €
AREA	240 m <sup>2</sup>
LAND AREA	1.584 m <sup>2</sup>
PRICE PER SQUARE	5.208 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Detached house
LOCATION	Umag
REAL ESTATE ID	799-1

Umag, house 240m<sup>2</sup>, seafront, divided into four residential units fully furnished with high quality furniture. The house was built in 1700 and a few years ago restored fully. residential area is 140m<sup>2</sup> and consists of a large living room with double fireplace, dining room, kitchen, master bedroom, bathroom and outdoor terrace. On the plot are smaller pool, which can be increased, and three separate studios, which consist of, a large room with a bathroom. The location is very suitable for living, and it is detached from the noise and urban. The building is categorized, and used for rental tourism purposes. The house is only 200m from the beaches and near the sports recreation center tennis. Umag has been recognized in the world of tennis, ATP tournament, one of the oldest tournament in Croatia. In the immediate vicinity of 3.5 km there is a golf course in Adriatic Residence Skipper.

### More information

FEATURES	Furnished, 24 hour security service, Sea views, Panoramic view, Disabled access
EQUIPMENT	Alarm, Pool, Fireplace, Smart house, Built-in wardrobe, Video surveillance, Garden shed
INFRASTRUCTURE	Waterworks, Cesspit, Electricity, ADSL Internet, Active telephone line
PERMITS	Owner's certificate, Occupancy permit, Building permit
CONSTRUCTION YEAR	2025.
ADAPTATION YEAR	2014.
TOTAL FLOORS	One-story
RESIDENTIAL UNITS	4
ROOMS	4
BEDROOMS	4
BATHROOMS	4
ORIENTATION	South, Southwest, East, Southeast, West
ENERGY EFFICIENCY	U izradi.

TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 min
DISTANCE FROM SEA	200 m
DISTANCE FROM BEACH	500 m
DISTANCE FROM CENTER	3.0 km
DISTANCE FROM CENTER	Maintained
HEATING	Solid fuel stove
SPACES	Utility room, Parking, Terrace
JOINERY	Wooden

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