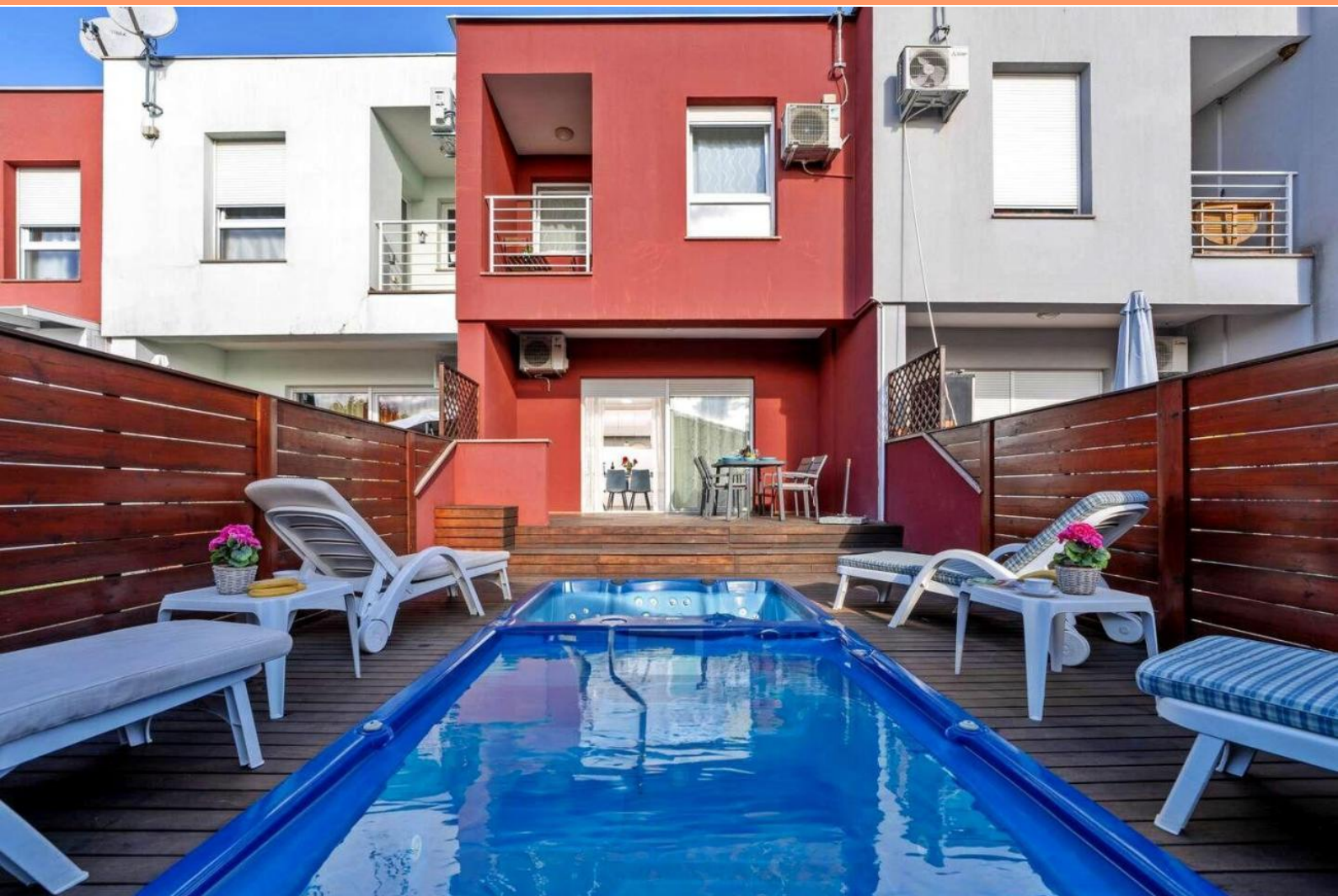


Villa

Valica, Umag, Istria



Ref	RE-U-31262
Type	Villa
Region	Istria > Umag
Location	Valica, Umag
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	91 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 399 000

Villa

Valica, Umag, Istria



Two-story villetta with garden and swimming pool in Umag area!

The microlocation is advantageous in every aspect: it is well-connected to Umag, being just 6 km from the center, and is 5 km from the Plovania - SLO border crossing via the main Umag-Koper road. One of the most beautiful beaches on the Umag Riviera, Kanegra, is only 2 km away, while the golf course and the elite Kempinski resort are 6 km from the property.

This residential building, housing a 91 sq.m. villa, spans the ground and first floors and contains a total of six two-story residential units in a row.

The architectural style is modern, featuring clean lines and minimalist design. Constructed with durable and reliable materials, the building ensures long-term satisfaction and security.

Built with Porotherm block bricks and a Demit facade, it boasts first-class tiles, Italian sanitary ware, and external PVC six-chamber joinery with built-in aluminum shutters.

Each residential unit's space planning has been meticulously detailed, resulting in a high-quality room layout that maximizes space utilization.

The unit for sale extends through the ground and first floors.

The ground floor features an open-concept space combining the kitchen, dining room, and living room with access to a partially covered terrace that leads to the pool deck and hot tubs in the garden. Additionally, there is a guest toilet on the ground floor.

The first floor comprises a bathroom and two bedrooms, one of which has its own terrace. The apartment is heated and cooled by Daikin inverter air conditioners, and it includes its own parking space in front of the entrance.

This villetta is an ideal opportunity for comfortable family living or as an investment for tourist rentals, with a four-star accommodation rating. The property is sold fully equipped and furnished. The seller is a legal entity.

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.

Villa

Valica, Umag, Istria



Price per m²:
4385 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3412 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

Villa

Valica, Umag, Istria



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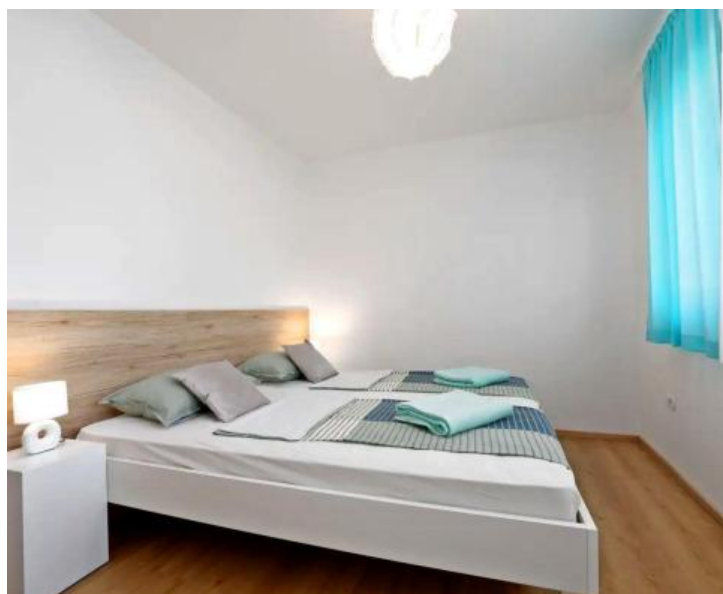
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