



Ref	RE-U-30130
Туре	Villa
Region	Istria › Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	121 sqm
Plot size	151 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 475 000



Villetta of modern design in Umag area, 5 km from the sea! Total area is 121 sq.m. Land plot is 151 sq.m.

The property features a convenient location, quality construction, and modern design characterized by a regular geometric form and clean lines in the space, along with a contemporary interior of compact layout and airy space.

This lovely villetta is conceived as a single residential unit extending over two floors. The ground floor consists of an open-concept space that combines the living room, dining room, and kitchen with access to a pergola-covered terrace, a bathroom, and a storage room. The upper floor consists of three bedrooms, a bathroom, and a terrace.

The house is equipped with air conditioning, underfloor heating throughout the entire property, and preparations for a heat pump and solar panels. Complete harmony and comfort are achieved with an ambient and landscaped yard, which includes a swimming pool with an area of 14.65 m² and a sunbathing area.

The location, structure, and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for tourist rental purposes.

The listed price refers to the turnkey phase.

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.



Price per m²: 3926 €

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 €













