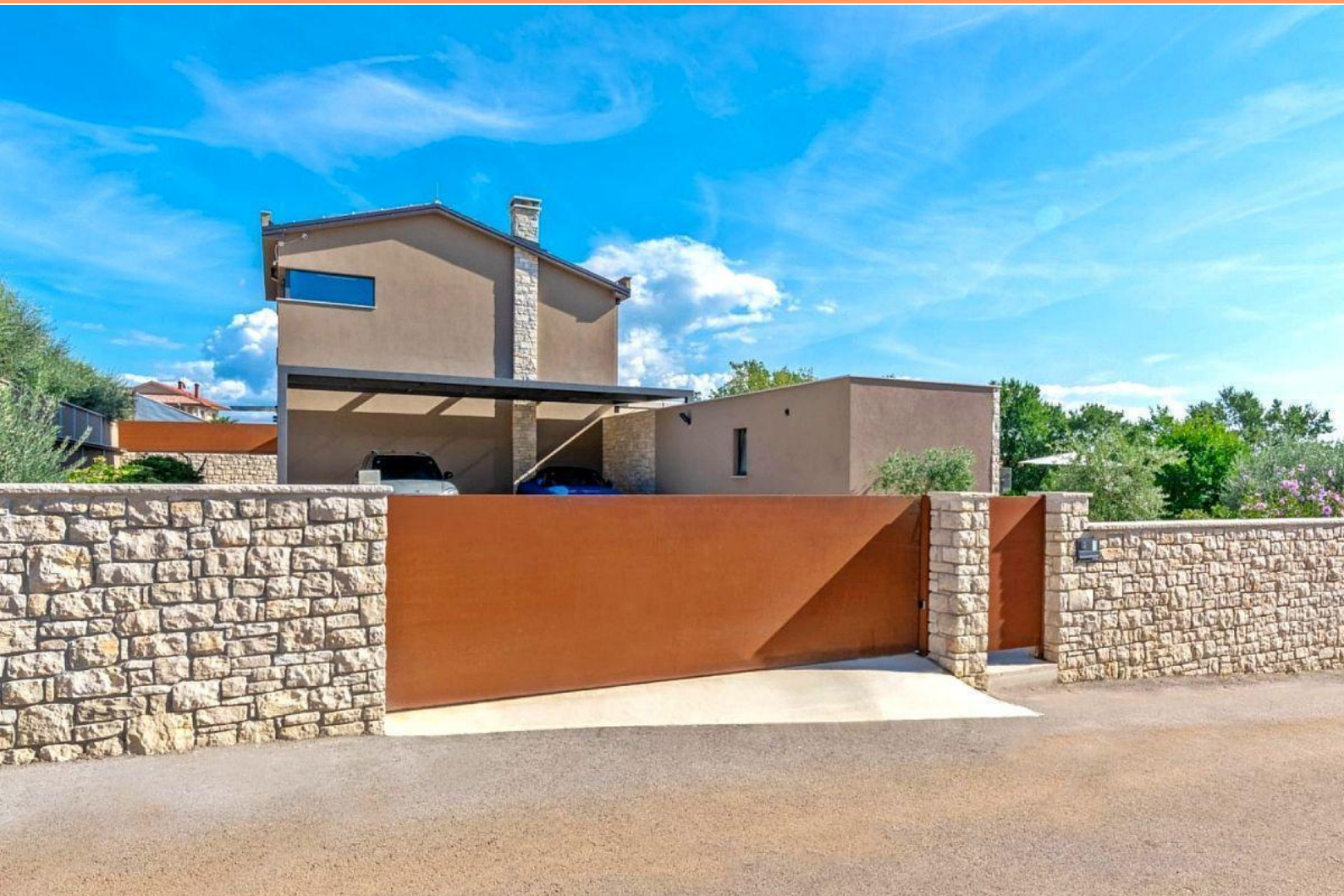


# Villa

Umag, Istria



<b>Ref</b>	RE-U-21921
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	206 sqm
<b>Plot size</b>	1024 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 2 080 000

# Villa

## Umag, Istria



Designer house with swimming pool and wellness in Umag area!  
Total surface is 206 sq.m. Land plot is 1024 sq.m.

The villa offers a luxurious living experience and was designed in accordance with professional standards, legal regulations, and spatial planning guidelines, using the highest quality residential construction standards. It features a modern design with dynamic exterior and interior elements, equipped with top-notch amenities.

The layout includes a single residential unit spread across two floors. The ground floor features an open-concept space that combines the living room, dining area, and kitchen, leading to a covered terrace. Additionally, there is a bedroom, a bathroom, and a storage room on this level. The first floor boasts a wellness area with a sauna and hydromassage bath, along with two bedrooms, each with an en-suite bathroom.

Adjacent to the house is a well-integrated covered summer kitchen and an auxiliary building that includes an office, a bathroom, and a laundry room. The landscaped garden, enhanced with horticultural elements, features a central swimming pool and sunbathing area.

This exceptional property is ideal for a tranquil family life or as an investment opportunity for tourist rentals.

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

## Umag, Istria



Price per m<sup>2</sup>:  
10097 €

Average price/m<sup>2</sup> of this type  
in this region:  
3475 €

Median price/m<sup>2</sup> of this type  
in this region:  
3390 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

# Villa

Umag, Istria



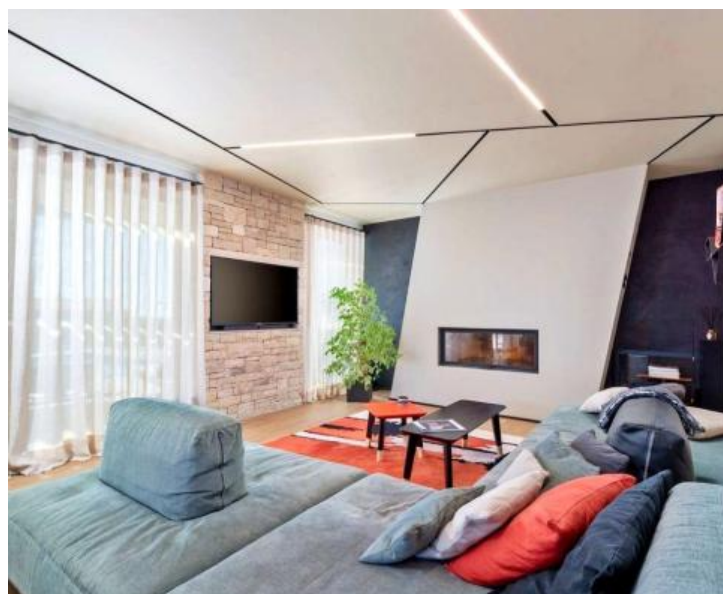
# Villa

Umag, Istria



# Villa

Umag, Istria



# Villa

Umag, Istria



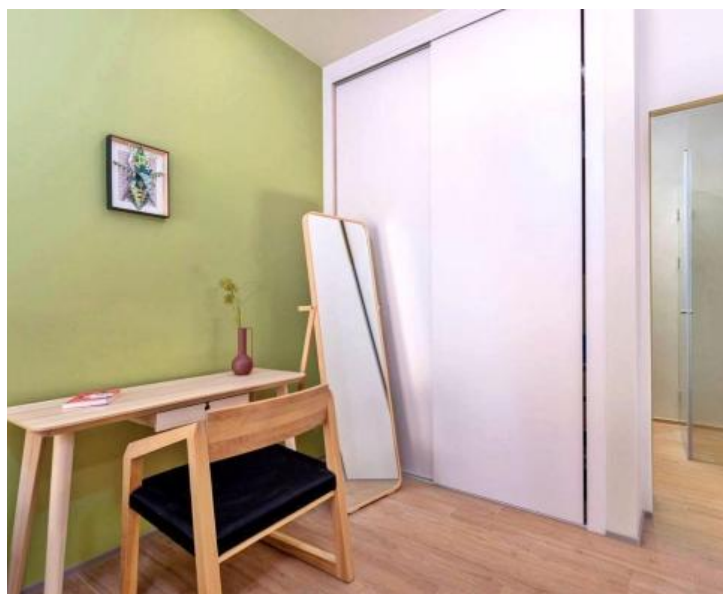
# Villa

Umag, Istria



# Villa

Umag, Istria



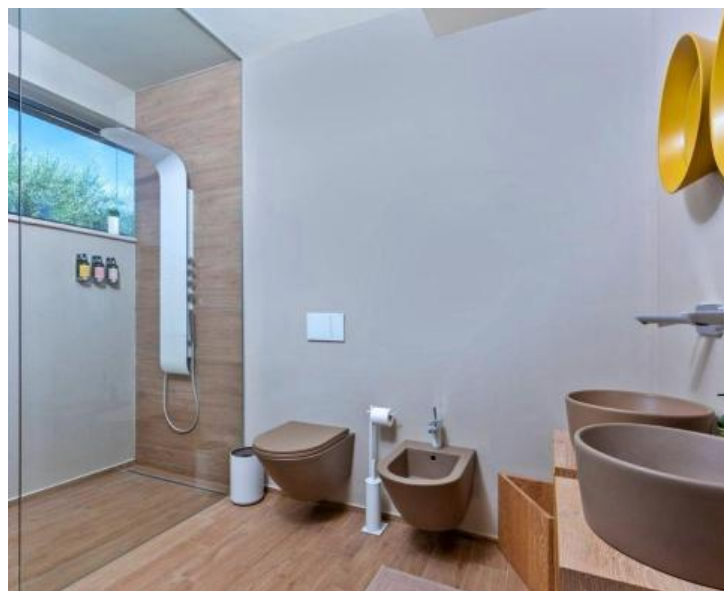
# Villa

Umag, Istria



# Villa

Umag, Istria



# Villa

Umag, Istria



# Villa

Umag, Istria

