

# Villa

## Umag, Istria



<b>Ref</b>	RE-AB5
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	720 sqm
<b>Plot size</b>	950 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 5 500 000

**Hidden pearls of Istria within 5\*\*\*\*\* premium beachfront resort - unique ultramodern villas in a grand complex on the 1st line to the sea!**

**There are four A-type villas currently for sale.**

**Each villa benefits 720 sq.m. floorplace over 3 levels, gorgeous swimming pool. Each has a price of 5 500 000 eur.**

Villa of A type offers 5 master-bedrooms with dressings and en-suite bathrooms, spacious terraces, salon with living area, dining area and kitchen, large garage for 2 cars.

Villas are fully furnished and equipped with smart-home system, elevator, alarm, video-surveillance systems and has many other advantages.

Villas belongs to one of the best hotels in Croatia and to unique collection of 22 ready villas by a beautiful sandy beach, next to the newly designed 18- hole championship golf course that blends perfectly into the Istrian landscape will allow you to enjoy the superb 300-degree view of the Adriatic sea.

Surrounded with lovely green gardens and Mediterranean horticulture, these luxury sea-view villas of several different architectural concepts and designs, along with oversized pools will assure outstanding comfort and privacy even for the most demanding global clientele.

It is a perfect combination of smart investment coupled with perfect leisure. Only a few villas enjoy exclusivity within this exceptional environment.

Unparalleled comfort and satisfaction are achieved through the convenience of a five-star hotel, offering a wide array of world-class services and amenities designed intentionally to fulfill all the wishes one can think of:

- concierge services 24/7
- access to Spa areas and Spa treatments
- laundry and tailoring services
- restaurants and bars
- beach sunlounger and cabanas
- beach bar
- buffet breakfast
- shopping services
- housekeeper service
- rental of hotel bedding
- window cleaning
- private Chef services
- waiter services
- car wash

- babysitting
- in-villa dining and private in-villa events.

In addition to a wide range of hotel's 5-star services, the area offers numerous activities such as golf, tennis, basketball, soccer, water sports, bike riding, hiking, etc. The perfect place for a luxurious self-tailored, activities packed intense vacation.

Twenty two villas newly re-designed capture the true essence of a delightful experience of relaxation and utmost comfort.

Their excellent cascade position within the resort territory promises not only privacy but also breathtaking picturesque scenes from almost every room of each villa and relaxing sea and sunset views.

Villa feature two or three spacious, bedrooms with en- suite modern bathrooms.

The open glass door space leading to the terrace with an oversized private swimming pool allows for the natural light to shine upon the living area. The superbly equipped modern kitchen is accompanied by a stylish dining area ideal for savoring all the local delicacies in great company. There is also a wine cellar where one can have a private selection of local wines and a service area.

A sub-terrain garage that adds to the impeccable resort's logistics is at disposal.

Each villa type disposes of a basement, ground floor, and first floor, which promises the functionality and convenience of all rooms.

Strategically positioned in the close proximity to the Italian and to the Slovenian border, Istrian main toll road connecting Croatia to EU, and international airports ofn Portorož, Trieste and Pula, this resort is the most westernmost point of Croatia.

It benefits outstanding position just a few km. from Slovenian border, overlooking Piran Bay, Portoroz and Triglav mountains, being the closest luxury spot to Austria, Italy, Slovenia, Switzerland, Germany, Slovakia and Poland.

Villa is subject to 3% property transfer tax.

### **Resort discounts for property owners:**

Spa treatments: 15% off

Laundry & Tailoring Services: 15% off (special pricing for bed linen & toweling)

Restaurants (excl Room Service): 10% off

Beach sunlounger & Cabanas: 50% off, based on availability

Buffet breakfast rate: EUR 20,00 per adult

EUR 10,00 for Children 6-12

### **Additional services:**

Shopping Service: 10% of shopping value (min. value EUR 100,00)  
Regular Housekeeping Service rate: EUR 200,00 per cleaning  
Rental of hotel bedding / toweling: EUR 25,00 per day with weekly delivery of fresh items  
Window Cleaning: EUR 200,00 per cleaning  
Spring Cleaning: EUR 1000,00 (including washing of all curtains, carpets, windows, polishing of floor, etc)  
Private Chef Services: EUR 250,00 for 3 hours excluding food  
Waiter Service: EUR 20,00 per staff per hour  
Car wash Service: EUR 50,00 inside & outside cleaning  
Babysitting service: EUR 20,00 per hour  
In-Villa dining: EUR 10,00 delivery fee per delivery in addition to order value  
Private In-Villa events: including rental of equipment - as per individual offer

### **Golf Club membership:**

Yearly ticket purchase

- An exemption from yearly club membership fee (administrative fee)
- 50% discount on the joining fee (EUR 1600 - 50% = EUR 800), paid at the point of first

Yearly Ticket purchase

- EUR 267 discount on the Yearly ticket rate (EUR 1867 - EUR 267 = EUR 1600)
- Discount on Yearly ticket for 2nd (EUR 1040, 3rd EUR 800, and 4th family member complimentary).
- The Yearly ticket is valid for a year, from 01 March to 28 February.
- If gentlemen decide not to join the club, Resort real estate owners are entitled to a 10% discount on a total regular green fee rate.
- Members enjoy a 15% discount for consumption at the Golf Bar

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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Price per m<sup>2</sup>:  
7639 €

Average price/m<sup>2</sup> of this type  
in this region:  
5792 €

Median price/m<sup>2</sup> of this type  
in this region:  
6397 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7971 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €



# Villa

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

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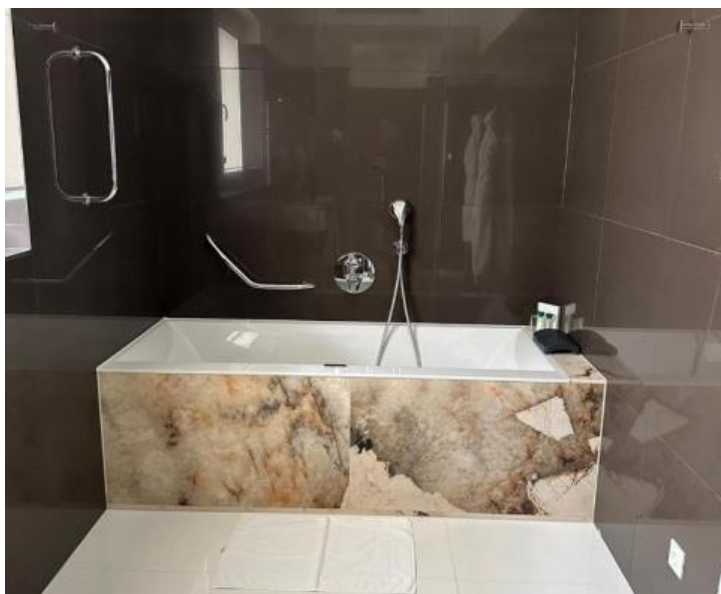
Umag, Istria





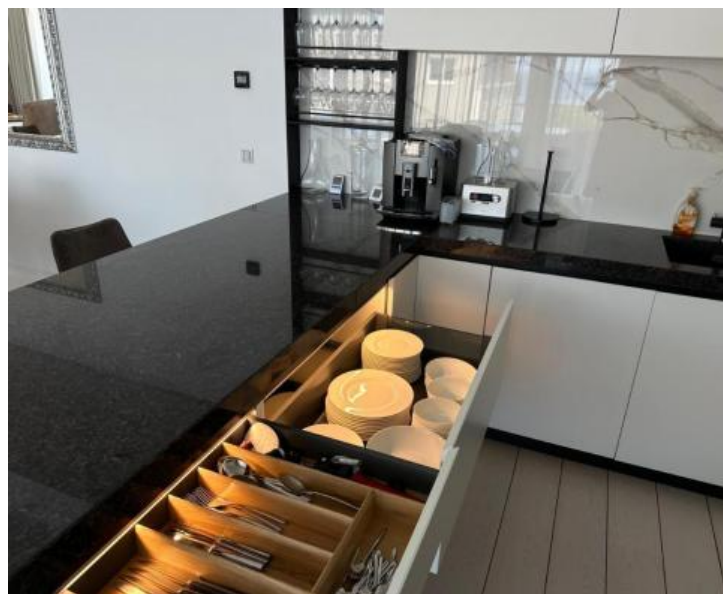
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