

Villa

Bašanija, Umag, Istria



Ref	RE-U-25925
Type	Villa
Region	Istria > Umag
Location	Bašanija, Umag
Front line	No
Sea view	No
Distance to sea	900 m
Floorspace	161 sqm
Plot size	416 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 463 500

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Modern two-story villa of 161.6 m², 900 m to the sea, for sale!

In the sought-after area of Bašanija near Umag, construction has commenced on a stunning semi-detached modern villa, offering 161.6 m² of living space spread over two floors.

The ground floor will feature a spacious kitchen, a large living room, and a convenient toilet.

On the first floor, you'll find three bedrooms, two bathrooms, and a storage room, along with two loggias that provide beautiful views of the surrounding nature.

This villa is designed for comfort, with a fireplace, underfloor heating for cozy winter days, and air conditioners equipped with both heating and cooling systems. Additionally, two parking spaces and a garage are included for convenience. The villa's outdoor area spans approximately 416 m² and will include a swimming pool with all the necessary amenities.

The listed price is for a turnkey-ready villa, excluding furniture, with completion projected for 2024. Whether you are looking for a family home or a property for tourist rental, this villa presents an ideal opportunity.

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 m²:
2879 €

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

Median price/m² of this type
in this region:
3390 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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