

Villa

Umag, Istria



Ref	RE-U-28379
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	120 sqm
Plot size	360 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 758 000

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Modern villa with sea view in Umag area, mere 1 km from the sea!

Umag is the westernmost place in the Republic of Croatia, located next to Savudrija, only 10 km from the Slovenian border.

The town is surrounded by beautiful nature, and it is said to be the place with the cleanest sea for swimming in Istria. Nearby is the Dragonja River, as well as Sečovlje International Airport.

A modern villa with a swimming pool overlooking a large olive grove and the sea is for sale. Total area is 120 sq.m. Land plot is 360 sq.m.

All around there are forests and fields, which guarantee peace, and for those who like an active holiday, an invitation to bike riding and walking.

On the ground floor there is one bathroom and a large open space living room with a designer kitchen from which there is access to the sun deck and swimming pool. In the pool you can enjoy the summer kitchen with barbecue.

In addition, there is also a room that serves as a laundry room.

Stairs lead to the first floor, where there are 3 bedrooms and two bathrooms. Two of the three bedrooms have a beautiful view of the sea from the balcony. All rooms are air-conditioned and heated.

The villa has underfloor heating with a heat pump and can be rented in winter. It also has a charging station for electric cars and bicycles.

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:
6317 €

Average price/m² of this type
in this region:
3504 €

Median price/m² of this type
in this region:
3416 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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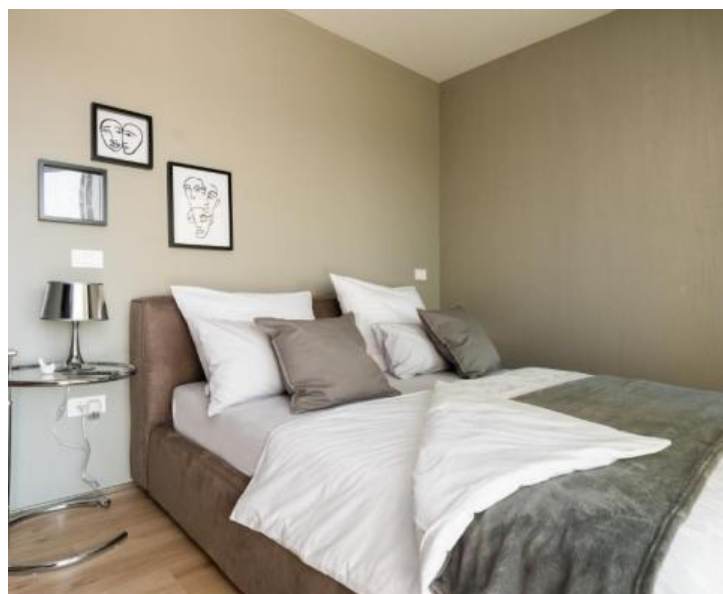
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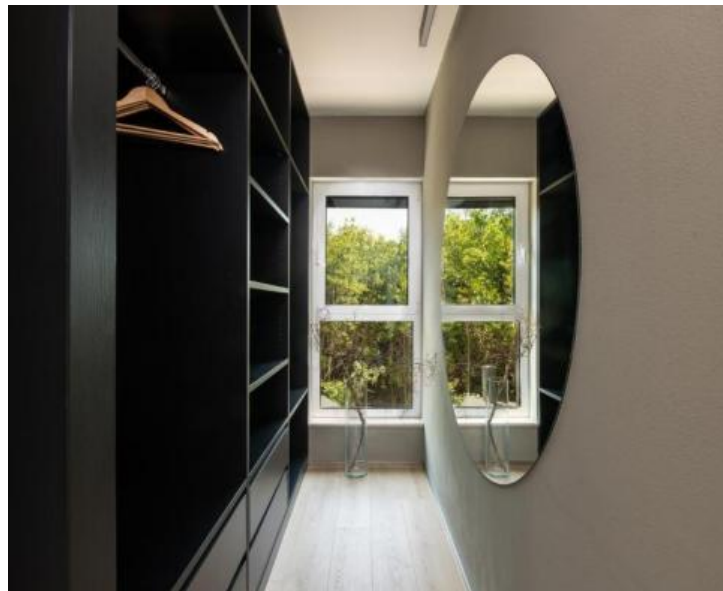
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