

Villa

Umag, Istria



Ref	RE-U-37067
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Floorspace	130 sqm
Plot size	210 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 790 000

Eco-friendly modern villa with sea views in Umag area - great concept - only 1500 meters from the sea!

Located in a peaceful, green oasis near Umag, this exclusive eco-sustainable villa of 130 sq.m. on a land plot of 210 sq.m. offers a perfect blend of luxury, modern architecture, and energy efficiency. Designed for those who seek a harmonious lifestyle surrounded by nature, it provides the ultimate Mediterranean living experience in an elegant and environmentally conscious setting.

Built using carefully selected, eco-friendly materials and innovative sustainable construction techniques, this villa ensures long-term efficiency and comfort. A state-of-the-art heat pump and underfloor heating system provide low maintenance costs and optimal temperature control throughout the year. Expansive glass surfaces allow for an abundance of natural light, creating a bright and airy atmosphere while seamlessly connecting indoor and outdoor spaces.

The thoughtfully designed layout enhances both functionality and comfort. The open-concept ground floor features a stylish living room, dining area, and kitchen, which seamlessly flow onto a luxurious terrace and private swimming pool. Upstairs, two spacious bedrooms, each with its own en-suite luxury bathroom, ensure privacy and tranquility.

The outdoor space is designed for relaxation and entertainment, featuring a fully equipped outdoor kitchen and a spacious terrace, perfect for enjoying Mediterranean cuisine with family and friends. The impressive swimming pool, approximately 26.60 m² in size, offers a private retreat for warm, sunny days. A large storage area provides convenient space for garden furniture, seasonal items, or sports equipment. The villa also includes a generous parking area of 77.24 m², providing ample room for multiple vehicles.

This exclusive property is crafted to offer maximum comfort, impeccable design, and a sustainable way of living. With its eco-friendly innovations, low maintenance costs, and prestigious location, it represents an exceptional opportunity.

For more information or to schedule a viewing, contact us today and make this dream home in Umag yours!

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:
6077 €

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

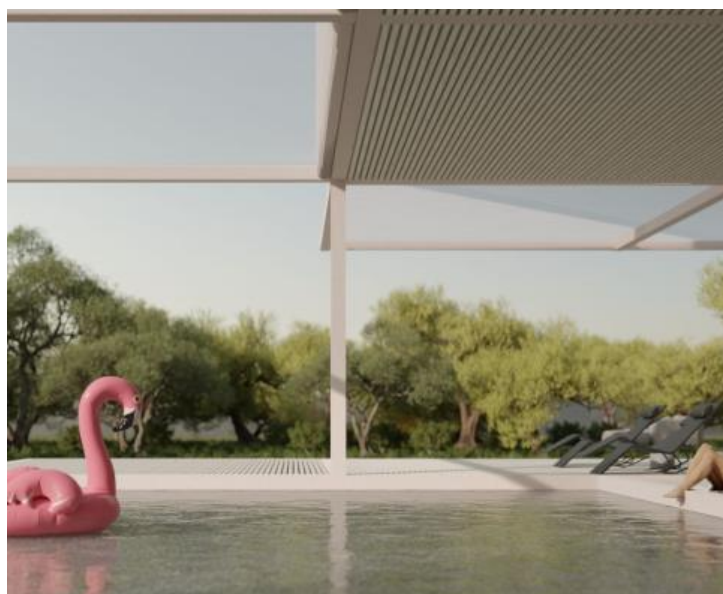
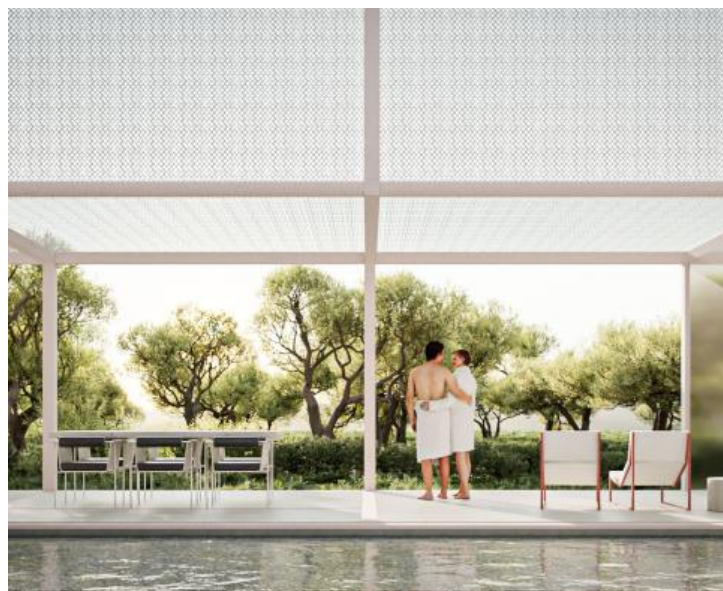
Median price/m² of this type
in this region:
3416 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

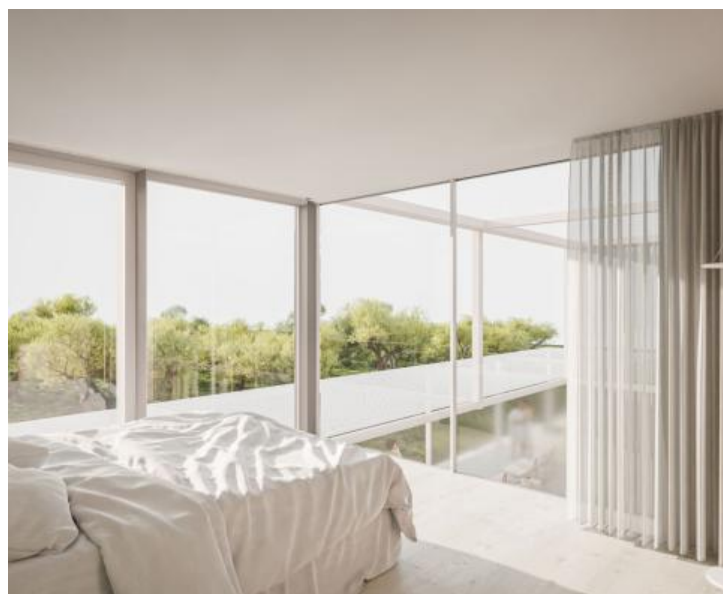
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