

Villa

Umag, Istria



Ref	RE-AB-UMAG7
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	25 m
Floorspace	826 sqm
Plot size	950 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 4 450 000

Ultramodern new complex of villas within 5 star resort on the 1st line to the sea in Umag area!

Basic highlights:

Living space of 826 sq m • 3 luxurious bedrooms • 3 ensuite bathrooms • 2 staff apartments (incl. bedroom, bathroom and kitchenette) • Living room • Dining room • Fully equipped kitchen (Double fridge, dishwasher, oven, microwave, induction hob, ice maker, juice maker, coffee machine, toaster, kettle, blender) • Powder room • Game room with Play Station 5 Digital • Finnish sauna • Fully equipped gym • Wine cellar.

Villas equipment and facilities:

Complimentary Wi-Fi • Heated marble floor in the bathrooms • Luxurious baths and separate showers • Heated outdoor pool • Fully equipped terrace • Multi-car garage parking • Elevator

5 star hotel services:

24h reception service • 24h Concierge service & restaurant reservations • Transportation & valet parking • Bike / E-bike rental • Watersport rental • Daily housekeeping service & laundry • Free access to Carolea Spa, fitness centre, wellness centre, pools and private beach • Kids Club • Daily lavish breakfast at Dijana restaurant • Daily newspaper.

5 star services a la carte:

• Beauty and massage treatments at Spa Complex • Private chef on demand & in-room dining • Green fees and golf lessons • Tennis courts, instructors and more activities • Babysitting • Limousine services • Car rental services • Laundry, dry cleaning and pressing services

Wellness and activities:

Private Beach • A unique 3,000 sq m spa in Greek-Roman design • 1 indoor pool • 2 seasonal heated outdoor pools • 2 seasonal whirlpools • 1 kids' seasonal heated outdoor pool • 8 single treatment rooms • 2 double treatment rooms • Tepidarium • Caldarium • Laconium • Roman plunge pool • Hammam • Aroma steam bath • Salt steam bath • Bio sauna • Finnish sauna • Ice cabin • Solarium • Relaxation area with water beds • Hairdresser • Kneipp bench and Kneipp walk • Gym with state-of-the-art Technogym equipment • Golf Adriatic • 4 tennis court • Volleyball • Basketball • Cycling (bikes & e-bikes) • Walking & jogging

Restaurants and bars

• Three restaurants • Adriatic Bar • Pool Bar • Beach Bar • Golf Bar

Places of interest

• Savudrija lighthouse • Towns of Umag, Poreč, Rovinj • Pula's amphitheatre • Cultural events (Motovun & Grožnjan) • Brijuni National Park • Planetarium of Višnjan • Boat-trip to Venice

Location

• Umag, 10 km • Poreč, 30 km • Rovinj, 70 km • Pula, 100 km • Zagreb, 250 km

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Construction is completed finished.

There are several villas available for sale:

A1 — 4,450,000

A4 — 4,450,000

A2 — 4,650,000

A3 — 4,950,000

We will be happy to show you the villas.

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:
5387 €

Average price/m² of this type
in this region:
5765 €

Median price/m² of this type
in this region:
6293 €

Average price/m² of this type
in Croatia:
8067 €

Median price/m² of this type
in Croatia:
6667 €

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ROOM	FLOOR AREA in sq m
Villas type A	826
Basement	298
Ground Floor	280
First Floor	170
Terrace	91
Outdoor Pool	98

FIRST FLOOR



GROUND FLOOR



BASEMENT

