

Villa

Umag, Istria



Ref	RE-U-21025
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	15 m
Floorspace	380 sqm
Plot size	1191 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 850 000

Rare villa on the first line to the sea in Umag with open sea and Umag town views!

Total area of the villa built in 2003 is 380 sq.m.

Land plot is rather spacious- 1191 sq.m.

This detached villa extends over two floors and in nature it is two spacious and high-quality apartments. Already from the ground floor there is a panoramic view of the sea and the city, and on the ground floor there is a spacious and well-equipped apartment with an open space living room, kitchen, dining room, hallway, two bedrooms, one of which has its own bathroom.

The living room leads to a covered terrace with a view of the beautiful garden and the sea.

On the first floor there is a larger spacious apartment with spacious rooms consisting of a hallway, toilet, kitchen, a large open space living room from which you can see the sea in the palm of your hand, and from the living room you can access a beautiful terrace.

In the second part of the apartment there are two bedrooms (one with a sea view), a study, and a bathroom.

In addition to the above, the villa has a wine cellar as well as a large boiler room with a fully equipped system for gas underfloor heating, gas central heating, a water depurator, and there are also air conditioning units.

A video and alarm system has been installed.

The villa provides a covered area for two tin pets as well as additional parking space.

Access to the villa is possible from two sides.

The garden is meticulously landscaped and well-kept and opens up the possibility of building a swimming pool, and in addition to the beautiful garden, it also offers a covered area with a brick fireplace next to the pond for maximum hedonism with family and friends.

It is a very high-quality and well-preserved property in a rare and highly sought-after location!

The seller is a legal entity and the price includes VAT.

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:
4868 €

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

Median price/m² of this type
in this region:
6501 €

Average price/m² of this type
in Croatia:
7957 €

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

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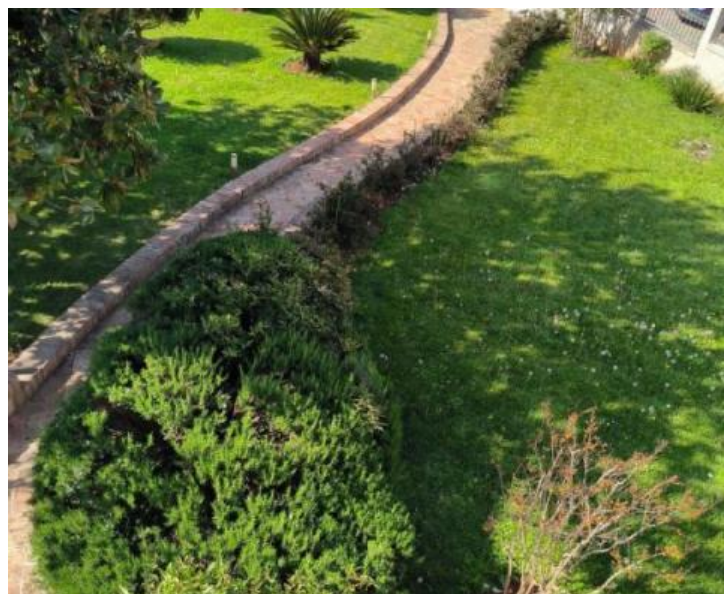
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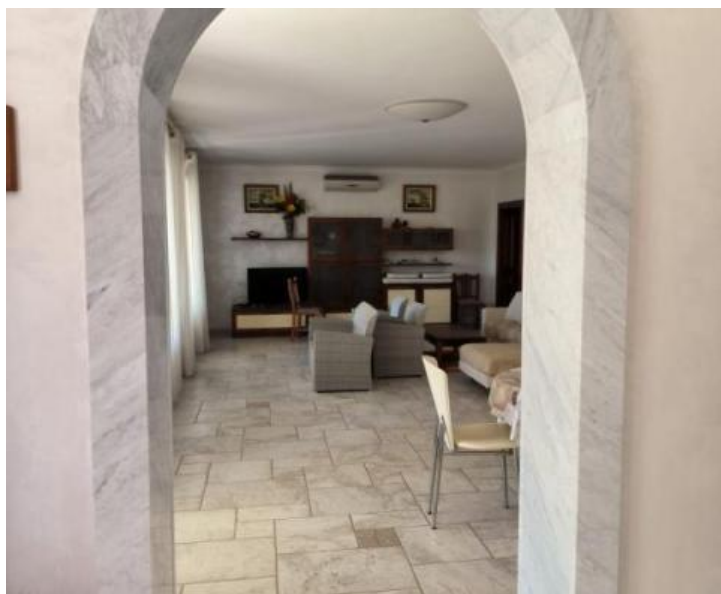
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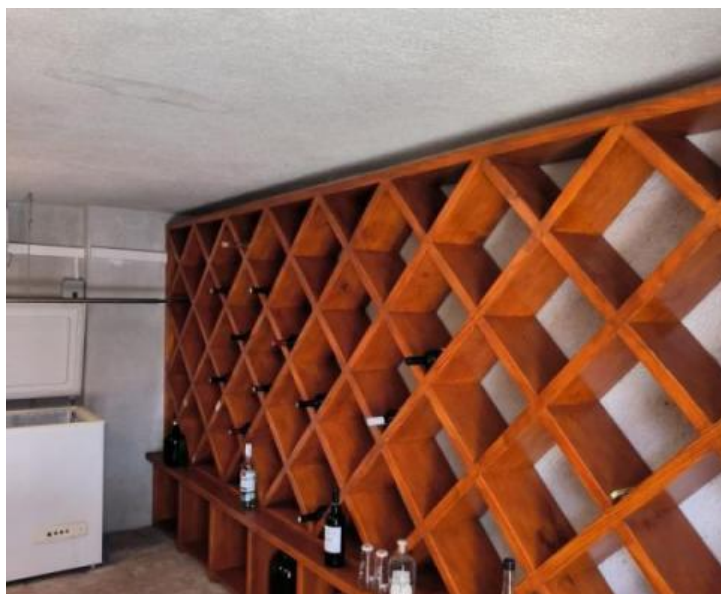
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