

# Villa

## Umag, Istria



<b>Ref</b>	RE-U-22350
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	1500 sqm

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<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 1 550 000

Two brand-new modern villa in Savudrija, Umag, 1,5 km from the beach, completed in 2022.

Villas are now fully finished, furnished and equipped.

Total area is 400 sq.m. Land plot is 1500 sq.m.

There are two beautiful luxury twin villas that represent the perfect combination of comfort, elegance and privacy.

Each of these elegant villas is built to the highest standards of quality, using the finest materials such as beautiful marble, making them true architectural gems. It consists of three spacious bedrooms, each with its own private bathroom, providing an exceptional level of personal space for all tenants.

The interior of this stylish villa is decorated with special attention and sophisticated design, creating a space where beauty and functionality are united in a unique way.

Floor heating on a heat pump provides a pleasant atmosphere during the colder months, while the air conditioners ensure pleasant freshness during the summer heat.

Outside, each villa has its own private swimming pool, surrounded by lush gardens, creating an oasis of peace and relaxation for all residents. With a beautifully landscaped yard, complete privacy is provided for enjoying outdoor activities and spending time with family and friends.

These villas are the perfect place for those who want to combine enjoying the proximity of beautiful beaches and the Adriatic Sea with a peaceful and relaxed lifestyle. They are located in a quiet location that provides a feeling of distance from the hustle and bustle of the city, but at the same time they are close to all the necessary amenities and attractions.

These two villas represent an excellent investment, both for those who are looking for a beautiful place for their own home, and for those who are thinking about renting luxury accommodation. Their new and high-quality construction guarantees carefree and comfortable living, while their proximity to the sea and attractions makes them very attractive for tourists.

Since the villas are sold exclusively together, this is a unique opportunity to become the owner of this beautiful complex and enjoy all the advantages that this type of property has to offer.

If you want to create your own little paradise on Croatian Adriatic, these two luxury twin villas are the right choice for you.

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 m<sup>2</sup>:  
3875 €

Average price/m<sup>2</sup> of this type  
in this region:  
3475 €

Median price/m<sup>2</sup> of this type  
in this region:  
3390 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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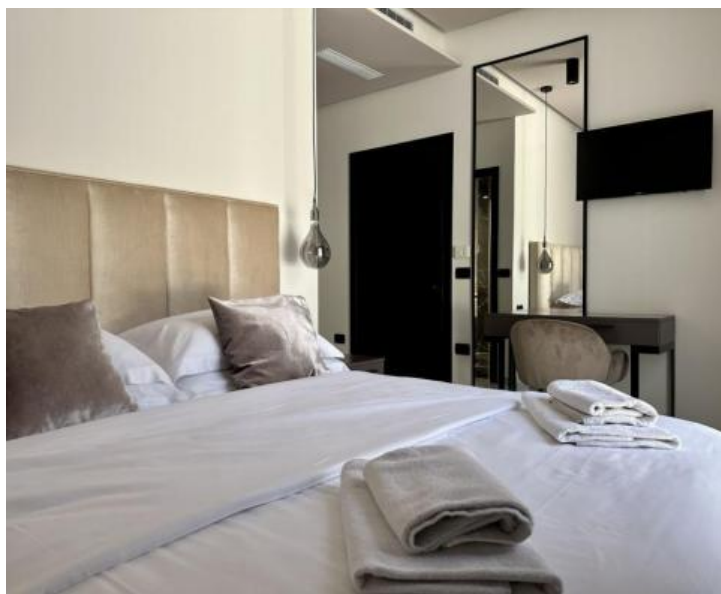
Umag, Istria





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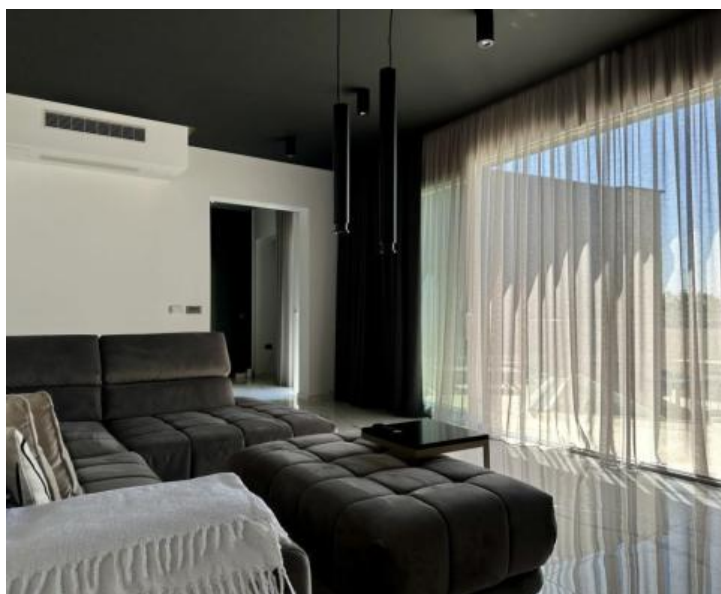
Umag, Istria





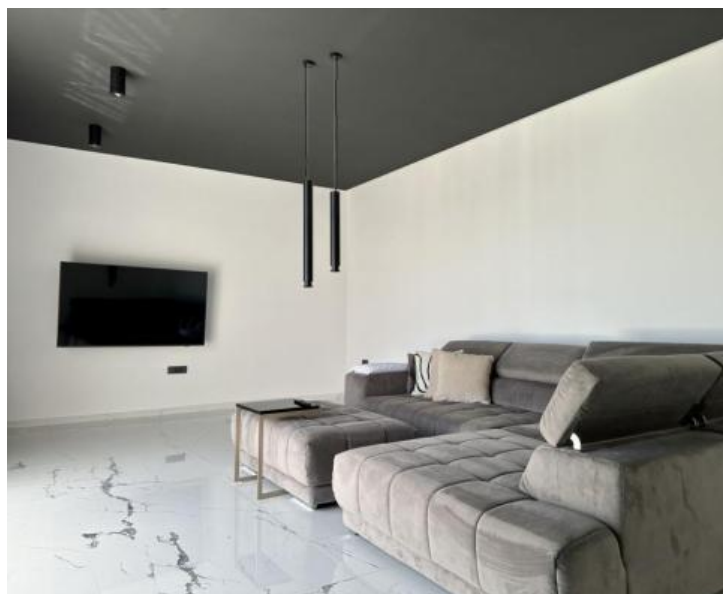
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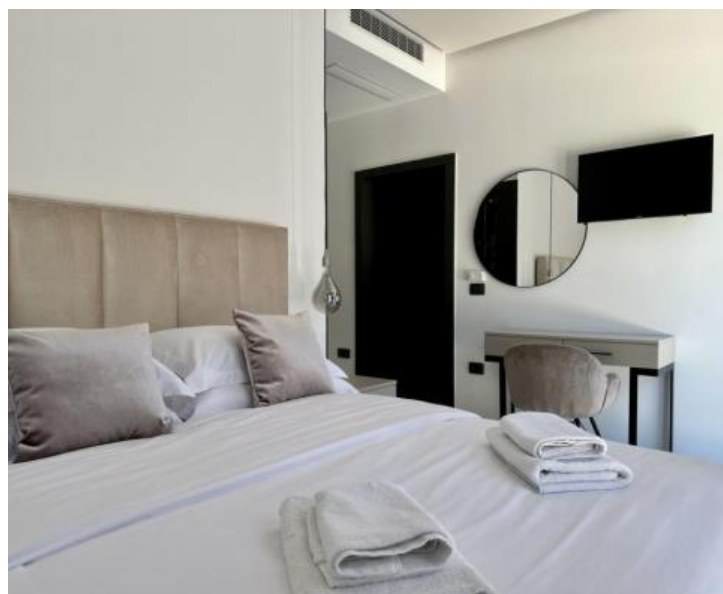
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