

Villa

Lovrečica, Umag, Istria



Ref	RE-U-23784
Type	Villa
Region	Istria > Umag
Location	Lovrečica, Umag
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	249 sqm
Plot size	317 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

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New 5***** resort only 100 meters from the sea in Umag area offers bright modern villa with swimming pool! Since the villa is located in the resort, the future owners have access to a whole range of facilities, including a wellness center, spa, children's playground, outdoor gym and everything a high-end resort has to offer. Regardless of everything, you will find complete comfort and happiness here. In addition to its superior appearance, this property stands out for its exceptional construction quality, which guarantees a long-lasting and valuable investment. Every corner inside the villa exudes luxury and quality, providing you with an impressive experience of staying in your own paradise.

Total area is 249 sq.m. Land plot is 317 sq.m.

With its stunning architecture and carefully designed layout, this villa takes your breath away from the first step inside.

On the ground floor, you are greeted by an elegant entrance hall that leads you to a spacious kitchen with a dining area, where you can comfortably hang out with family and friends. In addition, the ground floor offers a bathroom and a storage room for all your storage needs.

On the first floor, discover 3 more enchanting bedrooms all with their own luxurious bathrooms, providing intimacy and comfort for the whole family. Each room is carefully designed to ensure maximum comfort and offering a quiet corner for relaxation and rest.

This villa also includes a luxurious swimming pool and a beautiful garden where you will be able to enjoy all the charms of nature.

This unique semi-detached villa is waiting for you, offering you an incredible opportunity to live your dreams. Come and discover all the charms of this luxurious home and indulge in the pleasure and comfort it provides. The advantage of new customers is that they can enjoy it carefree even when they are not at the location, because the resort will take care of the maintenance and arrangement for the future owners, and they have the option of renting their villa to them if the customers wish. The property is subject to VAT.

The closest airports to the resort are the following:

- Portoroz Airport with a distance of **12 km**
- Ronchi Dei Legionari Airport with a distance of **50 km**
- Pula Airport Lovrečica with a distance of **62km**
- Ljubljana Airport is within **156.6 km**
- Zagreb Airport is within **294.7 km**
- Treviso Airport is within **202.4 km**

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The distance from the resort to several European Cities:

- Ljubljana is 136 km
- Zagreb is 270km
- Milan is 472km
- Vienna is 521 km
- Munchen is 568 km

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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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:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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Villa

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VILLA A
INTERIOR



VILLA A
INTERIOR



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Obj	Type	Name	Land Area	Bruto Indoor Area	Terraces Calculated by 0.75% Coefficient	Total	Parking	Price	Total Price
			m2	m2	m2	m2		m2	
	Villa A	A1							
		A2	317	174.67	48.3	222.97	30 m2	€4,000.00	€891,869.1
		A3	318	192.13	57.1	249.23	30 m2	€4,000.00	€996,929.1
		A4	320	192.13	57.1	249.23	30 m2	€4,000.00	€996,929.1
		A5	322	192.13	57.1	249.23	30 m2	€4,000.00	€996,929.1
		A6	323	192.13	57.1	249.23	30 m2	€4,000.00	€996,929.1
	Villa B	B18							
		B19	357.33	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,809.1
		B20							
		B21							
		B22	344.87	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,809.1
		B23	337.95	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,809.1
		B24	314	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,809.1
		B25	418.12	193.84	18.11	211.95	36.9 m2	€4,000.00	€847,809.1
Note: Prices are without VAT									
	Villa C	C11	567.67	232.91	41.25	274.16	25.34 m2	€4,800.00	€1,315,968.
		C12							
		C13	571.24	232.91	41	273.91	28.24 m2	€4,800.00	€1,314,768.
		C14							
		C15							
		C16							
		C17							

Prices are without PDV/VAT