

# Villa

## Umag, Istria



<b>Ref</b>	RE-U-23805
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	267 sqm
<b>Plot size</b>	565 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

Sensational new 5\*\*\*\*\* resort in Umag area 100 meters from the beach offers villa with swimming pool!  
It is the best new resort in Istria for 2023!

Welcome to an exclusive oasis of luxury and elegance - a villa located in a beautiful 5-star resort. This luxurious villa offers an incredible combination of privacy and unique amenities that will delight all your senses. The area of the villa is 232.91 m<sup>2</sup> plus a spacious terrace of 34.87 m<sup>2</sup> located on a plot of 564.95 m<sup>2</sup>. It is C-type villa, detached one.

As you step through the front door of this villa on the ground floor, you will be greeted by a spacious hallway leading to the open plan kitchen, dining and living room. The stylishly designed interior provides a perfect harmony of modern elegance and comfort. There is also a proposal for a bedroom, perfectly decorated with silky beds that invite you to rest. In addition, there is also a bathroom and a toilet that are superbly equipped with all the necessary luxury details.

On the first floor, there are three spacious and luxuriously furnished bedrooms, each with its own private bathroom that provides an additional sense of intimacy and comfort. Designed for comfort, this floor also contains a laundry room to facilitate your daily needs.

Outside the villa, the spacious garden and swimming pool make the perfect place to relax and enjoy the sunny days. The pool exudes elegance and style, and provides refreshment on warm summer days. In the garden you can spend time in peace and quiet, enjoying the beauty of nature and the flowering plants that surround this oasis. In addition to all these benefits, the buyers of this villa have a special advantage - the possibility to take care of the guests and maintenance of the villa while they are not present. This advantage allows you to feel secure knowing that your villa will be carefully maintained and guests will experience uninterrupted service.

The resort where the villa is located offers a number of exclusive benefits that will satisfy even the highest demands. You can indulge in the benefits of the wellness center and spa treatments, your child can enjoy the children's playground, and you can maintain your exercise routine in the modern gym. This villa is the flower decoration of this idyllic resort. Everything you need is at hand, whether it's luxury, privacy or relaxation. Here you will experience a real heavenly escape from the hustle and bustle of everyday life. Welcome to an oasis that will enchant you and free you from all your needs and desires.

The property is subject to VAT.

Construction will be completed in 2024.

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

Median price/m<sup>2</sup> of this type  
in this region:  
3412 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €



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Proj	Type	Name	Land Area	Bruto Indoor Area	Terrases Calculated by 0.75% Coefficient	Total	Parking	Price	Total Price
			m2	m2	m2			m2	
	Villa A	A1							
		A2	317	174.67	48.3	222.97	30 m2	€4,000.00	€891,869.00
		A3	318	192.13	57.1	249.23	30 m2	€4,000.00	€996,929.00
		A4	320	192.13	57.1	249.23	30 m2	€4,000.00	€996,929.00
		A5	322	192.13	57.1	249.23	30 m2	€4,000.00	€996,929.00
		A6	323	192.13	57.1	249.23	30 m2	€4,000.00	€996,929.00
	Villa B	B18							
		B19	357.33	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,869.00
		B20							
		B21							
		B22	344.87	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,869.00
		B23	337.95	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,869.00
		B24	314	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,869.00
		B25	418.12	193.84	18.11	211.95	36.9 m2	€4,000.00	€847,869.00
Note: Prices are without VAT									
	Villa C	C11	567.67	232.91	41.25	274.16	25.34 m2	€4,800.00	€1,315,968.00
		C12							
		C13	571.24	232.91	41	273.91	28.24 m2	€4,800.00	€1,314,768.00
		C14							
		C15							
		C16							
		C17							
Prices are without PDV/VAT									