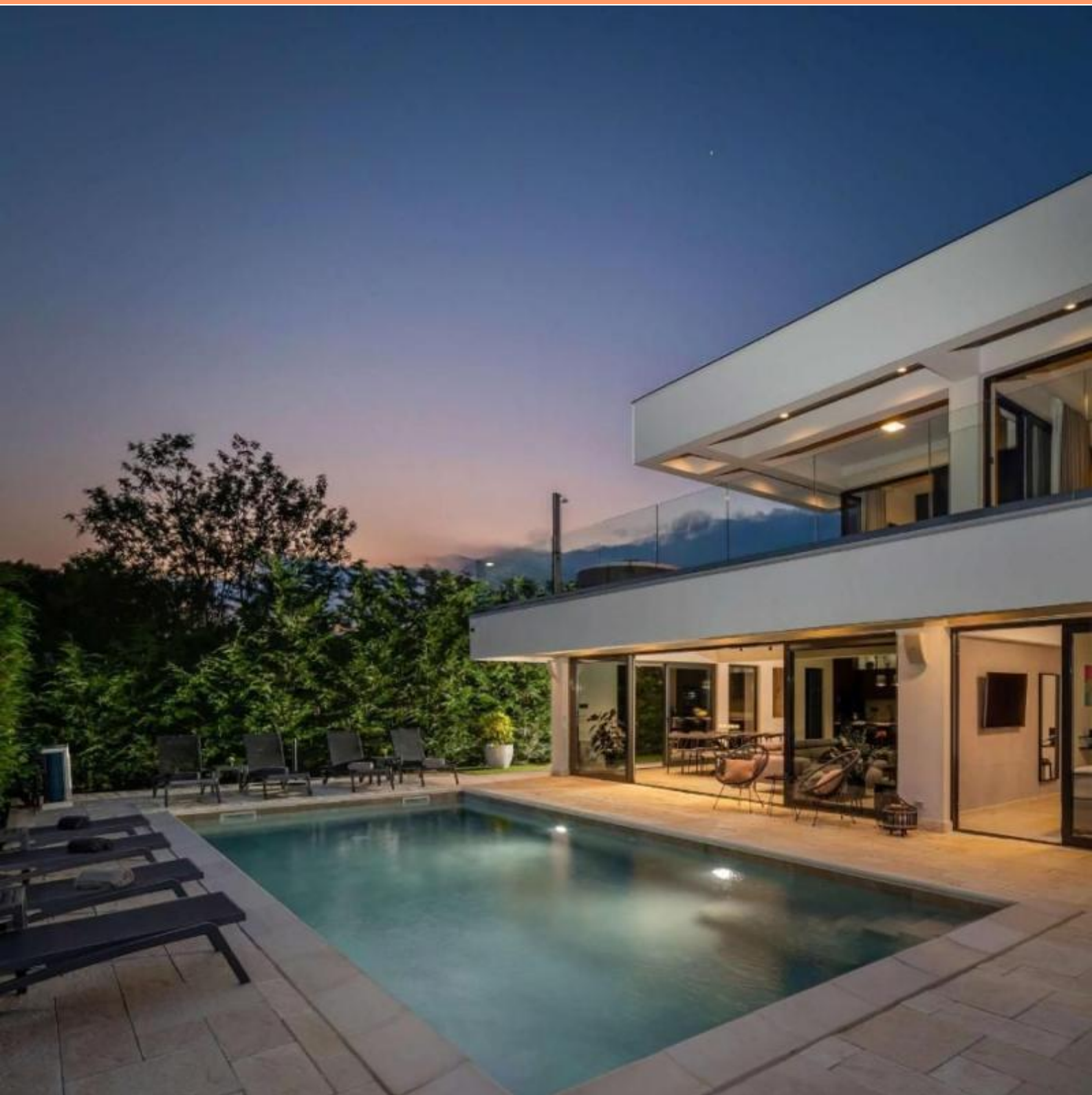


# Villa

Lovrečica, Umag, Istria



**Ref**

**RE-U-23862**

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# Villa

Lovrečica, Umag, Istria



<b>Type</b>	Villa
<b>Region</b>	Istria › Umag
<b>Location</b>	Lovrečica, Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	278 sqm
<b>Plot size</b>	756 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 350 000

# Villa

## Lovrečica, Umag, Istria



Fascinating new villa in Lovrečica, Umag, 800 meters from the sea, within tranquillity of Istria!  
Construction of this design villa is just completed in 2023.

For sale is a beautiful modern building with a heated swimming pool, located in idyllic Lovrečica.  
This imposing property offers everything you need for a comfortable and luxurious life.  
The total net usable area of the villa is 278 square meters, and the entire garden covers 756 square meters.

The villa consists of two floors, providing family or guests with plenty of space and privacy. On the ground floor you will find a spacious open space with a living room and a modern kitchen. There is also a bedroom with its own bathroom here. For those who like wellness, there is also a sauna for complete relaxation.

On the first floor of the villa there are 3 elegantly decorated bedrooms, each with its own bathroom. Two of these bedrooms have access to a spacious covered terrace, where you can relax in the jacuzzi with a beautiful view of the surroundings.

The villa is surrounded by a beautifully landscaped garden that offers many opportunities for entertainment and relaxation. The main attraction is the heated pool of 45 square meters, ideal for refreshing at any time of the year. There is also an outdoor shower and barbecue for hanging out with family and friends.

This villa is equipped with the latest technologies, including a smart home management system, security cameras and an alarm system. Heating is provided by underfloor heating via a heat pump, while cooling is provided via a fan coiler. Aluminum joinery contributes to the modern and elegant appearance of the villa.

The villa is sold fully furnished with high-quality furniture and first-class appliances, which means you can move in immediately and enjoy a luxurious life in this beautiful location. The distance from the sea and the beach is only 800 meters, which makes this villa a perfect choice for those looking for a combination of luxury and closeness to nature.

Do not miss the opportunity to become the owner of this extraordinary and elegant property.

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.

# Villa

## Lovrečica, Umag, Istria



Price per m<sup>2</sup>:  
4856 €

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:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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Lovrečica, Umag, Istria



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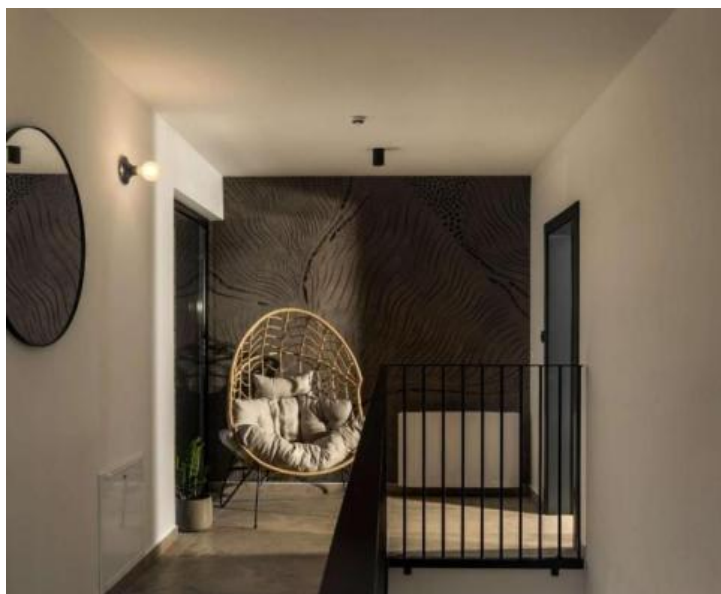
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