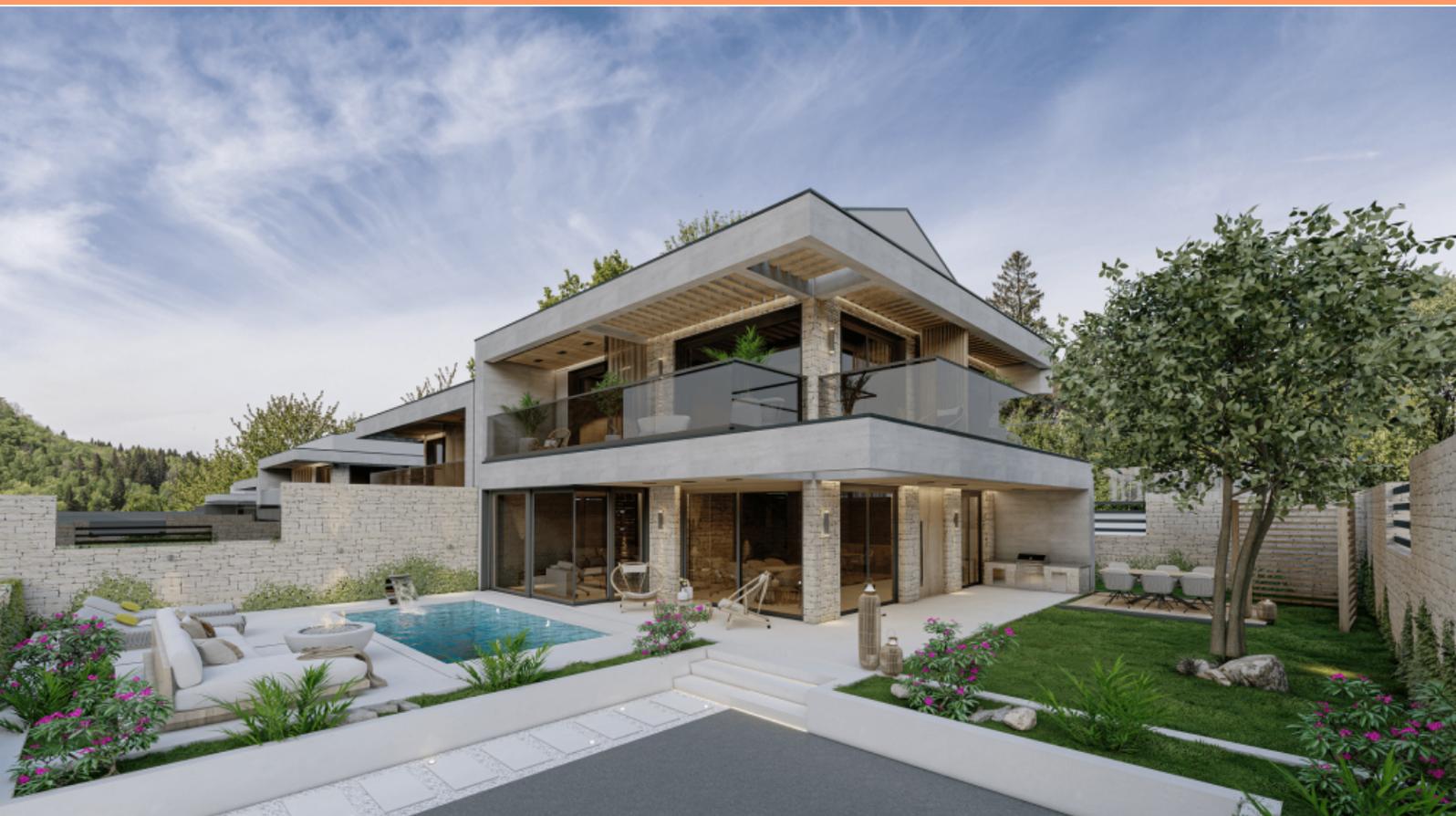


# Villa

Umag, Istria



<b>Ref</b>	RE-U-
<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>	192 sqm
<b>Plot size</b>	320 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

# Villa

## Umag, Istria



New stylish villa in Umag, in 5\*\*\*\*\* new gated complex only 100 meters from the sea!

This unique luxury property will delight you with its luxury and comfort, with a total area of 192.13 square meters and beautiful terraces of 57.1 square meters, located on an enchanting plot of 320 square meters. 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. But that's not all!

This villa also includes a luxurious swimming pool and a beautiful garden where you will be able to enjoy all the charms of nature. But that's not all! 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.

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.

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

## Umag, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
3504 €

Median price/m<sup>2</sup> of this type  
in this region:  
3416 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

# Villa

Umag, Istria



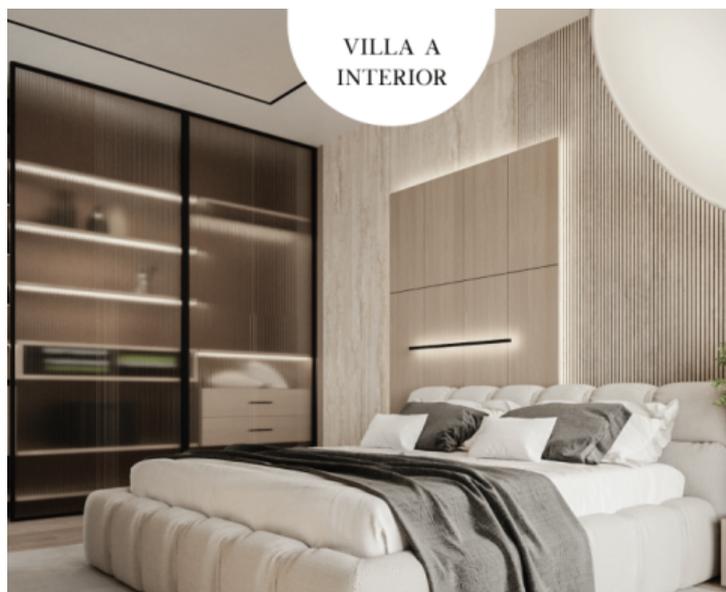
# Villa

Umag, Istria



# Villa

Umag, Istria



# Villa

Umag, Istria



# Villa

Umag, Istria



# Villa

## Umag, Istria



R.Broj	Type	Name	Land Area	Bruto	Terasas	Total	Parking	Price	Total Price
			m2	Indoor Area	Calculated			m2	
			m2	m2	by 0.79%	m2	m2	m2	
			Coefficient						
1	Villa A	A1							
2		A2	317	174.67	46.3	222.97	30 m2	€4,000.00	€81,680.00
3		A3	316	192.13	57.1	249.23	30 m2	€4,000.00	€96,920.00
4		A4	320	192.13	57.1	249.23	30 m2	€4,000.00	€96,920.00
5		A5	322	192.13	57.1	249.23	30 m2	€4,000.00	€96,920.00
6		A6	323	192.13	57.1	249.23	30 m2	€4,000.00	€96,920.00
7	Villa B	B18							
8		B19	357.33	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,800.00
9		B20							
10		B21							
11		B22	344.87	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,800.00
12		B23	337.95	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,800.00
13		B24	316	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,800.00
14	B25	418.12	193.84	18.11	211.95	38.9 m2	€4,000.00	€847,800.00	
Note: Prices are without VAT									
15	Villa C	C11	567.67	232.91	41.25	274.16	25.34 m2	€4,800.00	€1,315,968.00
16		C12							
17		C13	571.24	232.91	41	273.91	28.24 m2	€4,800.00	€1,314,768.00
18		C14							
19		C15							
20		C16							
21		C17							

e: Prices are without PDV/VAT