

# Villa

## Umag, Istria



<b>Ref</b>	RE-U-25926
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Distance to sea</b>	900 m
<b>Floorspace</b>	294 sqm
<b>Plot size</b>	832 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 875 500

Two new modern villas - package sale - only 900 meters from the sea in Basanja near Umag!  
It is only 10 km from the Slovenian border - best choice for Buyers from Slovenia or Austria!  
It is a popular tourist destination, primarily due to its natural beauty and geographical location. The destination is full of high-quality accommodation facilities, and the crystal clear sea is suitable for swimming from May to October. When it comes to the gastronomic offer, there are excellent seafood and meat specialties and local Istrian cuisine that you can enjoy all year round. You will not remain indifferent even with the offer of sports and recreational facilities, including the increasingly popular golf. In a perfect location, in the area of Bašanj, the construction of a modern villa with two residential units and two swimming pools has begun.

**Villa 1 (semi-detached):** On the ground floor there is a kitchen, a large living room and a toilet, and on the first floor there are 3 bedrooms and two bathrooms, a wardrobe and a storage room. There is also a loggia with a beautiful view of nature.

**Villa 2 (demi-detached):** On the ground floor there will be a kitchen, a living room and a toilet, and on the first floor there will be 3 bedrooms, two bathrooms and a storage room. The villa will also have two loggias with a beautiful view of nature.

The villas will have a fireplace, floor heating will be installed for those winter days, and air conditioners with a heating and cooling system. 4 parking spaces and a garage will be provided for your tin pets.

The courtyard of this villa will be about 832 m<sup>2</sup> where two swimming pools with all the necessary facilities will be located. The villa itself was conceived as two separate semi-detached villettas, each with its own pool and privacy.

The price refers to a ready-made "turnkey" house without furniture.

The planned completion is in 2024.

An ideal villa for tourist rental or for a family home.

Perfect for the two friends, or two brothers, etc.

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



Price per m<sup>2</sup>:  
2978 €

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 €

# Villa

Umag, Istria



# Villa

Umag, Istria





# Villa

Umag, Istria

