

Villa

Umag, Istria



Ref	RE-U-23409
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	210 sqm
Plot size	350 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 985 000

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Villa in Umag area 300 meters from the sea!
Total area is 210 sq.m. Land plot is 340 sq.m.
These semi-detached villas were completed in 2023.

The villetta in offer extends over two floors.

On the ground floor there is a living room with an open kitchen and dining room, 2 bedrooms, a technical room and a bathroom. From the living room there is access to a covered terrace from which you can access a beautifully landscaped garden with modern lighting and irrigation, where there is a swimming pool and a sunbathing area.

The first floor is accessed by internal wooden stairs, where there is a bathroom and 3 bedrooms, two of which have their own bathroom and access to a large terrace with a beautiful view of the sea.

The property was built with top quality materials with underfloor heating and air conditioning in every room. It has 3 parking spaces. Due to its location and excellent contents, this house is an excellent investment for those who are looking for a modern property near the sea for use for tourist purposes or year-round residence.

The city center of Umag, the sea and beautiful beaches, various quality restaurants, cafes, promenades, bike paths, shops and various other necessary facilities are only a 5-minute drive away.

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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Price per m²:
4690 €

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:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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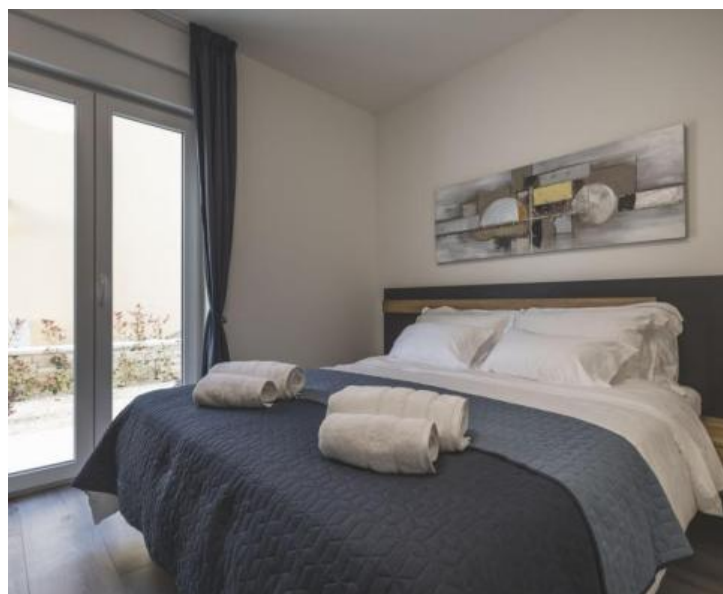
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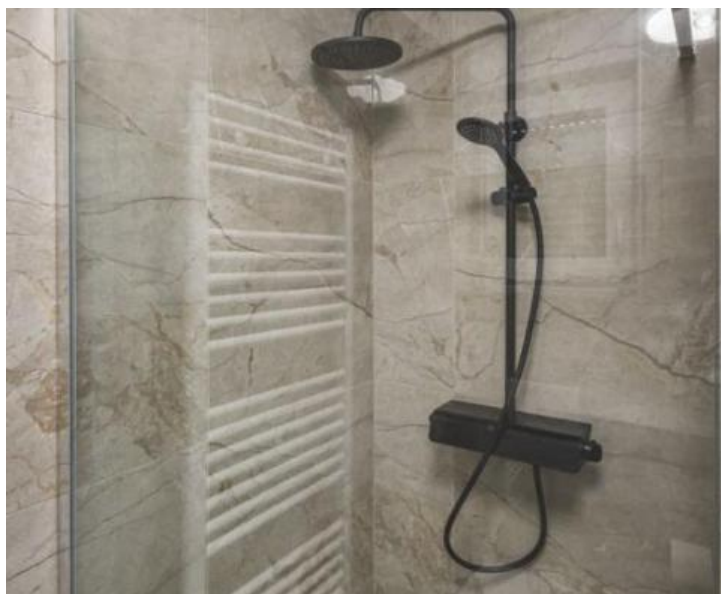
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