

# Villa

## Umag, Istria



<b>Ref</b>	RE-U-26788
<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>	5000 m
<b>Floorspace</b>	194 sqm
<b>Plot size</b>	298 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

4

**Price**

€ 530 000

Original design new building with swimming pool in Umag area, with sea views, 5 km from the sea!

This property stands out for its strategic location, impeccable construction quality, and modern design characterized by a sleek geometric form and clean lines throughout the space. The contemporary interior showcases a compact floor plan, creating an airy atmosphere.

Spanning 194 m<sup>2</sup>, the house is crafted as a single residential unit spread across two floors.

The ground floor unfolds into an open-concept space seamlessly connecting the living room, dining area, and kitchen with direct access to a terrace featuring a summer kitchen. Complementing the ground floor layout are a bedroom, a bathroom, a pantry, a storage room, and a boiler room. Ascending to the upper floor reveals three bedrooms, each with private bathrooms and terraces.

A sense of complete harmony and comfort pervades the property, accentuated by the thoughtfully landscaped garden of 298 sq.m. hosting an 18 m<sup>2</sup> swimming pool and a sunbathing area. The property's location, structure, and comfort make it an ideal choice for tranquil family living or an investment opportunity for tourist rentals.

Offered in a turnkey phase, the stated price reflects the comprehensive completion of the property. Anticipated completion of the works and property handover is scheduled for the end of 2024, ensuring a seamless transition to a modern and sophisticated living experience.

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.

Price per m<sup>2</sup>:  
2732 €

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:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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SJEVERNO PROČELJE



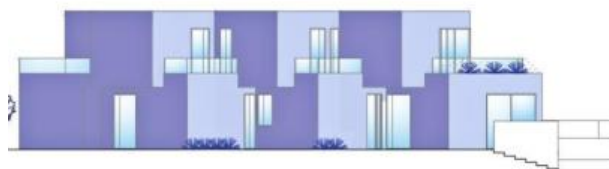
ISTOČNO PROČELJE



JUŽNO PROČELJE



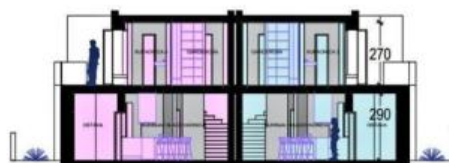
ZAPADNO PROČELJE



REŠJEK 1-1



SJEKA-A



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