Villa
Umag, Istria

Ref	RE-U-27579
Type	Villa
Region	Istria › Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	2200 m
Floorspace	250 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 924 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
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Two semi-detached villas with swimming pool 2 km from the sea in Umag area!
Each villetta has area of 125 sqm and land plot of 300-400 sq.m.
It can ideal for the two brother or the two friends.

On the ground floor of each villa there is a living room with a kitchen and a dining room, one bedroom, a bathroom and a storage room. From the living room there is access to the terrace, from which you can access the landscaped garden area of 720 m2, where there is a swimming pool, a sunbathing area and a parking lot. On the first floor there are two bathrooms and three bedrooms, one of which is the master bedroom with its own bathroom and terrace.

The houses are of modern construction with high-quality building materials. The carpentry will be PVC anthracite, the glass will be three-layered, and the floors will be made of ceramic with underfloor heating throughout the entire house and cooling with air conditioners. It is planned to install solar panels on the house, and the price will be adjusted accordingly. They are sold on a turnkey basis, which includes a fully furnished and ready-to-move-in property without furniture.
The planned completion of the works is the end of the summer of 2024.

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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Adrionika
Real Estate in Croatia

Price per m²:
3696 €

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:
4364 €

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

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