

Villa

Savudrija, Istria



Ref	RE-U-36857
Type	Villa
Region	Istria > Umag
Location	Savudrija
Front line	No
Sea view	No
Distance to sea	600 m
Floorspace	144 sqm
Plot size	366 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 680 000

Luxury villa with swimming pool near Kempinski and Petram resorts, Umag area, mere 600 meters from the beach!

For sale: **an exclusive luxury villa with a private swimming pool**, located in **one of the most sought-after and prestigious areas near Crveni Vrh, Umag**.

This stunning property offers **breathtaking views of untouched nature and the renowned golf course** and is just **minutes away from beautiful beaches**.

The villa is situated in **Valfontane**, nestled between the **prestigious Kempinski hotel complex** and the **luxurious Petram Resort**, in the immediate vicinity of the golf course.

Designed to blend **elegance, comfort, and modern luxury**, this villa provides an ideal **high-end living experience**.

Property Details

- **Total net area: 144 m²**, spread over **two floors**
- **Ground floor:**
 - Spacious **living room**
 - **Kitchen**
 - **Guest toilet**
 - **Storage & technical room**
 - **Covered terrace** perfect for outdoor relaxation
- **First floor:**
 - **Three spacious bedrooms**
 - **Two modern bathrooms**
 - **Walk-in wardrobe**
 - **Terrace with stunning panoramic views**

High-Quality Features & Customization Options

- **Underfloor heating with a heat pump**
- **Air conditioning for year-round comfort**
- **Fenced yard with two private parking spaces**
- **Built to the highest standards with premium materials**
- **Option to customize interior finishes** (flooring, tiles, sanitary ware, etc.)
- **Constructed using the high-end roh-bau system** (delivered unfurnished, allowing owners to personalize the space)

Prime Location & Accessibility

- 600m from the sea
- 3-minute drive to the nearest supermarket
- 15-minute walk to Petram Resort

Investment Opportunity & Move-In Date

This is a **rare chance to own a luxury property in a prime coastal location**, perfect for **peaceful seaside living** or as a **high-end investment for vacation rentals**.

The villa will be **move-in ready by Spring 2025**.

For more details or to schedule a property tour, contact the agent with confidence. **Consultation available in German.**

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.

Property advantages:

Swimming pool
Modern

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Price per m²:
4.722 €

Average price/m² of this type
in this region:
3.803 €

Median price/m² of this type
in this region:
3.763 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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