

Villa

Savudrija, Istria



Ref	RE-U-40214
Type	Villa
Region	Istria > Umag
Location	Savudrija
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	147 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 530 000

Semi-detached new villetta in a new building with swimming pool in Savudrija, Umag, for sale!

In a quiet area near Umag, just a short walk from the sea, there is a modern villetta of 147 sq.m. ideal for comfortable year-round living or a luxury holiday stay.

The main entrance is located on the northwest side of the ground floor, accessed through a covered entrance.

The ground floor layout includes:

On the left side of the hallway — laundry room, guest toilet, living room, dining area, and kitchen.

On the right side — storage room and a bedroom with its own bathroom.

The living room opens onto the sundeck and swimming pool (24.90 m²).

There is also a separate entrance to the boiler room from the northwest side.

The first floor has two bedrooms, each with a private bathroom. The bedroom on the northeast side has access to a terrace with a view of the pool, and the bedroom on the southwest side has a loggia facing the road.

Construction details include:

Load-bearing walls made of 25 cm brick, partition walls of 10 cm brick.

Interfloor and roof slabs are 18 cm reinforced concrete, with strip reinforced concrete foundations.

The staircase is reinforced concrete, at least 16 cm thick.

Pool and engine room are made of 20 cm waterproof concrete.

Floor construction includes hydro and thermal insulation, PE foil, screed, and final floor covering. Ceilings are insulated for sound and temperature.

The roof has thermal insulation, PVC foil, and a sloped screed.

The facade is finished with 12 cm of thermal insulation and an acrylic layer, partially decorated with 8 cm natural stone.

Terraces are finished with ceramic tiles, hydro and thermal insulation.

Windows are PVC with roller shutters and reinforced pivoting shutters.

Fences are glass or metal.

Utility connections include water, sewage, electricity, and telecommunications.

Rainwater and pool drainage go into absorption wells.

Heating and cooling are provided by a heat pump, fan coils, and electric underfloor heating in the bathrooms.

Hot water is supplied via central boilers.

Ventilation is natural.

The power capacity is 14.72 kW (2x7.36 kW), water supply capacity is 3.53 m³/h.

The chimney is a three-layer system with technical ceramics, insulation, and lightweight concrete casing, 7

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meters high, with a condensate collector, inspection openings, T-connection, end plate with cone, and anti-drip cap.

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
- Storage
- Floor heating
- Attached
- Modern

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Price per m²:
3.605 €

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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