

Villa

Umag, Istria



Ref	RE-U-39458
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	372 sqm
Plot size	555 sqm

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No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 490 000

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Multi-family house with swimming pool near the sea in Umag area, 300m from the sea!
Perfect location from investment point of view!
Villa with swimming pool after complete adaptation of 2024.

Located on a peaceful, green street near Umag, just 300 meters from the sea, this fully renovated property offers 372 square meters of living space on a landscaped plot of 555 square meters. The first floor provides sea views, and the property reflects a perfect blend of traditional Istrian architecture and modern energy-efficient solutions.

The house features three independent apartments, each with a private entrance, terrace, and section of the yard. This layout makes the property ideal for multi-generational living, tourist rentals, or a combination of private use and investment.

The exterior of the home emphasizes privacy and the Mediterranean atmosphere. A renovated stone wall and arched entrance add character and authenticity. At the center of the yard, there is a 10 x 4 meter swimming pool with a waterfall, surrounded by a sunbathing area, palm trees, and century-old olive trees.

The latest renovation was completed in 2024 and included the installation of solar panels, underfloor heating, a heat pump, and a video surveillance system with remote access. The yard is equipped with infrastructure for an electric vehicle charging station. The property is connected to water, electricity, and sewage systems, is fully legalized, has condominium documentation, and ownership is 1/1. The house is move-in ready, sold unfurnished, and has not been lived in since the renovation.

The first apartment offers a total area of 185 square meters, including 113 square meters of interior living space and a 72 square meter terrace. It features three bedrooms, two bathrooms, a spacious open-plan living room with a kitchen and dining area, a hallway, and a storage room. The terrace is partially covered, includes an outdoor fireplace, and is accessible from the living room and two bedrooms.

The second apartment covers 147 square meters, consisting of 106 square meters of living space and a 41 square meter terrace. It includes two bedrooms, two bathrooms, a bright living room with an indoor fireplace, a kitchen with a dining area, a hallway, and a storage room. High ceilings enhance the sense of space, and the terrace connects directly to several rooms and the yard.

The third apartment is a compact 40 square meter unit, offering a living room with kitchen, bathroom, a gallery-style bedroom, and a small entrance terrace.

The property includes open-air parking spaces within the courtyard. Offering complete privacy, this house stands out on the market due to its combination of location near the sea, architectural style, modern features, and investment potential in the Umag real estate market.

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

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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
Modern

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Price per m²:
4.005 €

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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