

# Villa

Savudrija, Istria



<b>Ref</b>	RE-U-41305
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Savudrija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	262 sqm
<b>Plot size</b>	198 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 746 375

# Villa

## Savudrija, Istria



Luxury modern villa V16 near the sea in Savudrija – 263 m<sup>2</sup>, 300 meters from the beach

This newly built luxury villa of 263 m<sup>2</sup> sits on a 198 m<sup>2</sup> plot in a quiet area of Savudrija, just 300 meters from the Adriatic Sea. The property offers stunning panoramic sea views, modern design, and premium finishes, making it ideal for a private family home, holiday retreat, or high-potential rental investment.

The villa is spread across three floors – lower ground floor, ground floor, and first floor – all connected by a private lift and internal staircase, ensuring comfort and full functionality. The property includes two spacious bedrooms, three bathrooms, and an additional guest WC.

Residents of the complex enjoy access to two large swimming pools, a fully equipped gym, and exclusive discounts at the on-site restaurant.

A key feature of this villa is the large balcony connecting both bedrooms, as well as a rooftop terrace, perfect for relaxing and enjoying uninterrupted views of the sea.

Savudrija, located at the northwestern tip of Istria, is a historic fishing village first mentioned in the 12th century. The area is known for its rugged coastline, small pebble beaches, and lush Mediterranean vegetation. Archaeological findings indicate the region has been inhabited since the Stone Age. Savudrija attracts visitors seeking natural beauty, tranquility, and a peaceful seaside lifestyle.

This Savudrija villa represents a rare opportunity to own a modern, fully equipped luxury property in Istria, combining privacy, resort-style amenities, and close proximity to the sea.

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:**

Roof terrace  
Gym  
Lift  
Modern

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## Savudrija, Istria



Price per m<sup>2</sup>:  
6.666 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.803 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.763 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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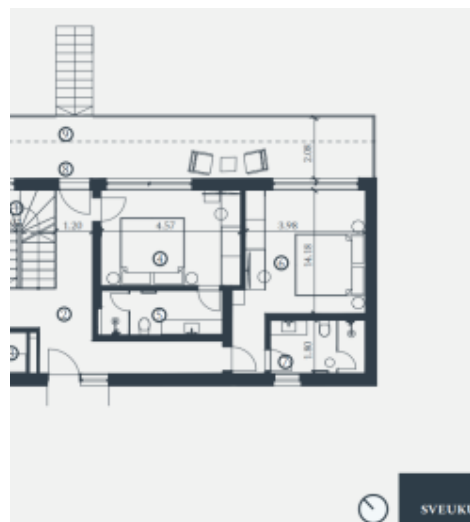


### SUTEREN

- 1 Stubište
- 2 Hodnik
- 3 Strojarnica
- 4 Kupaonica
- 5 Pomoćna soba
- 6 Playroom
- 7 Spremište

NETO POVRŠINA

SVEUKUPNA NETO POVRŠINA



### PRIZEMLJE

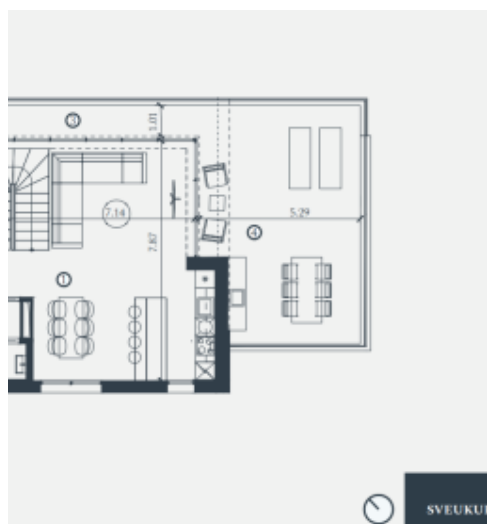
- 1 Stubište
- 2 Ulazni prostor
- 3 Gospodarstvo
- 4 Spavaća soba 1
- 5 Kupaonica 2
- 6 Spavaća soba 2
- 7 Kupaonica 3

NETO POVRŠINA

- VANJSKI PROSTORI
- 8 Balkon - natkriveno
  - 9 Balkon - nenatkriveno
- Natkriveno vanjsko parkirno mjesto

NETO POVRŠINA

SVEUKUPNA NETO POVRŠINA



### 1. KAT

- 1 Kuhinja, Blagovaonica i Dnevni boravak
- 2 WC

NETO POVRŠINA

VANJSKI PROSTORI

- 3 Terasa - natkriveno
- 4 Terasa - nenatkriveno

NETO POVRŠINA

SVEUKUPNA NETO POVRŠINA