

Villa

Murin, Istria



Ref	RE-U-45900
Type	Villa
Region	Istria > Umag
Location	Murin
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	373 sqm
Plot size	710 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 875 000

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Discover a masterclass in Mediterranean luxury with this expansive designer villa for sale in Umag, one of the most prestigious gateways to the Croatian Adriatic.

Perfectly positioned in a tranquil, nature-surrounded enclave just 2,300 meters from the coast, this 2023 new construction represents a premier segment of real estate in Croatia for sale. Spanning a total living area of 373 m² on a meticulously landscaped 710 m² plot, the estate is engineered for discerning buyers seeking a sophisticated family residence or a high-yield luxury investment in the booming Istrian property market.

The architectural narrative of this detached villa unfolds across three thoughtfully planned levels, beginning with a light-filled ground floor that serves as the heart of the home. An elegant lobby leads into a vast open-concept living zone, featuring a high-end modern kitchen with a signature island, a formal dining area, and an impressive lounge anchored by a classic wood-burning stove for winter ambiance. Large-format glass walls dissolve the boundary between the interior and the private Mediterranean garden, ensuring a seamless flow to the outdoor terraces. This level also includes a versatile bedroom currently utilized as a study, a guest bathroom, and essential storage.

The upper floors are dedicated to private relaxation and panoramic vistas. The first floor hosts four spacious bedrooms, including a lavish master suite with a private bathroom and a dedicated walk-in wardrobe. Ascent to the final floor reveals a nearly finished attic space—a versatile 45 m² zone ideal for a secondary master suite, a wellness spa, or a penthouse office. This crowning level offers an unrepeatably panoramic sea view, capturing the essence of the Umag Riviera. Additionally, the property features a multi-functional basement with a separate entrance, currently configured as a traditional tavern and technical room, providing the perfect setting for intimate social gatherings.

The exterior of this Umag estate is a private oasis designed for maximum seclusion and outdoor enjoyment. The 546 m² fenced garden centers around a 9 x 4 meter salt-water swimming pool equipped with electrolysis and heating options. Adjacent to the pool, a fully covered summer kitchen with a stone barbecue and a spacious dining area provides a world-class environment for alfresco entertaining. The property is supported by four dedicated parking spaces and a comprehensive security infrastructure including video surveillance and smart cameras accessible via smartphone application.

Engineered to the highest technical standards with an Energy Class A+ rating, the villa features a sophisticated air-to-water heat pump system, underfloor heating across the ground and first floors, and individual fan-coil units in every room. Premium wood-PVC joinery with aluminum shutters and a centralized water filtration system underscore the commitment to uncompromising quality. Located within minutes of Umag's elite tennis facilities, golf courses, and award-winning beaches, this villa offers a perfect balance of privacy and urban proximity. With a valid building permit, usage permit, and clean 1/1 ownership, this turnkey masterpiece is a rare opportunity to secure a high-value asset in the heart of Croatian luxury.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Swimming pool
- Storage
- Spa
- Floor heating
- Garden
- Detached
- Urbanized
- Building permit
- Modern

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Price per m²:
2.346 €

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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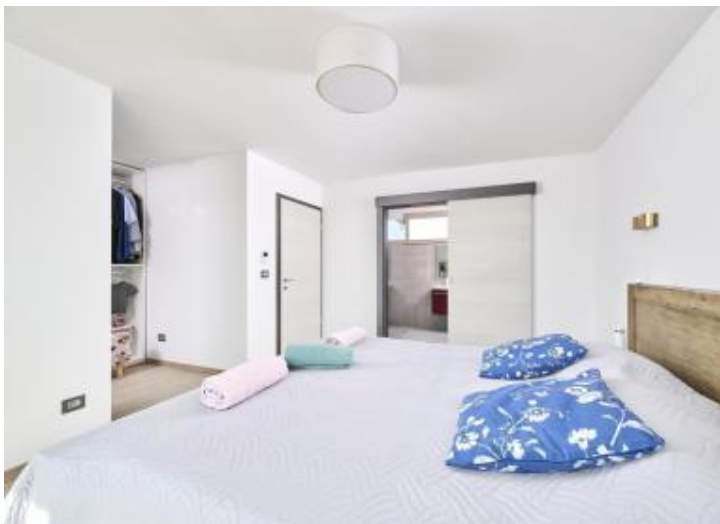
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