

Villa

Umag, Istria



Ref	RE-AB-V-119-U-11348
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	1000 sqm
Plot size	2000 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 10 000 000

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Waterfront villa of sparkling Royal-class luxury within exceptional resort on the first line to the sea in Umag area!

Resort benefits unique position just a few km from Slovenian border and Portoroz, it is overlooking Piran and beautiful Triglav mountains.

It is the best destination for the Buyers coming from Slovenia, Austria, Germany, Switzerland and Italy.

This fantastic villa has total surface of almost 1000 sq.m. on a land plot of cca. 2000 sq.m. It is the most outstanding villa in the resort, villa of the highest rank, worth to welcome the Presidents and the Royals.. It is directly facing the sea.

Villa has three levels.

Lower level offers storages, technical spaces, wine cellar, sauna, bathroom, laundry, billiard hall.

Middle level offers spacious entry, gorgeous salon with dining hall and kitchen, opening to a wonderful terrace which continues as sunbathing terraces round the swimming pool.

Upper level is a sleeping area with hall, three bedrooms with bathrooms en-suite and three terraces with great sea panorama.

Additional benefits:

- 2 garages
- elevator
- home cinema
- fireplace
- marble flooring
- central heating and cooling
- stylish furniture
- security system
- SAT TV, cable TV, WIFI
- landscaped garden with automatic irrigation

Amazing architecture and unexpected design details make this villa truly unforgettable.

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:

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Swimming pool
Sauna
Garden

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Price per m²:
10.000 €

Average price/m² of this type
in this region:
6.458 €

Median price/m² of this type
in this region:
6.293 €

Average price/m² of this type
in Croatia:
8.658 €

Median price/m² of this type
in Croatia:
7.143 €

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