

Villa

Umag, Istria



Ref	RE-U-5245
Type	Villa
Region	Istria › Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	405 sqm
Plot size	4956 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 999 999

Unique ultra-modern villa in Umag area just 400 meters from the sea and from the beach!

Total surface is 405 sq.m. Land plot of 4956 sq.m. is truly outstanding!

Villa offers spacious salon, four bedrooms, four bathrooms, wc, terraces.

This area is highly demanded as it is the closest to Slovenian border, to Italy and Austria.

Villa benefits:

- high-end appliances
- central computer for lighting and heating
- custom-made furniture
- high-end lighting system
- underfloor heating
- three terraces overlooking the sea
- swimming pool
- olive grove and Mediterranean greenery

It is located 5 minutes from Umag city center within greenery.

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.

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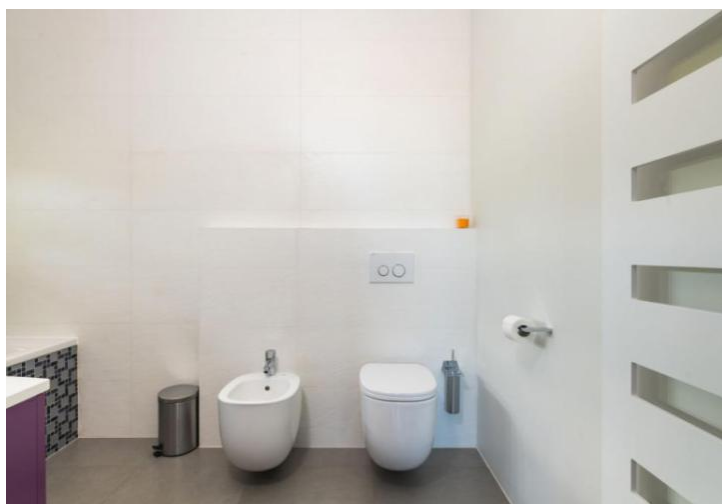
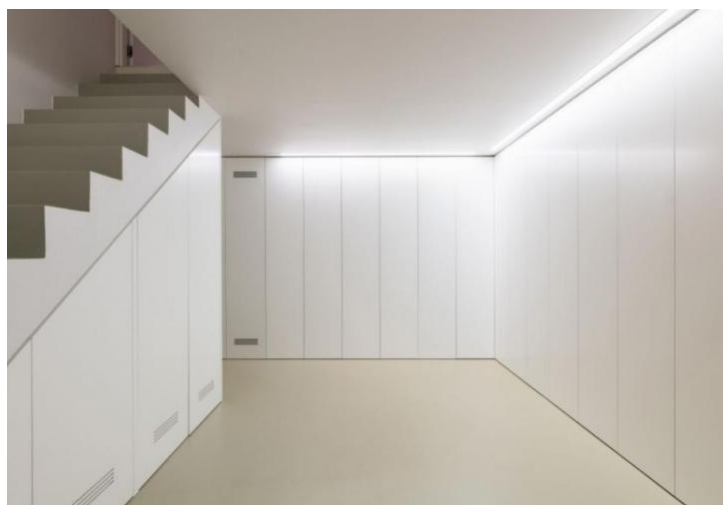
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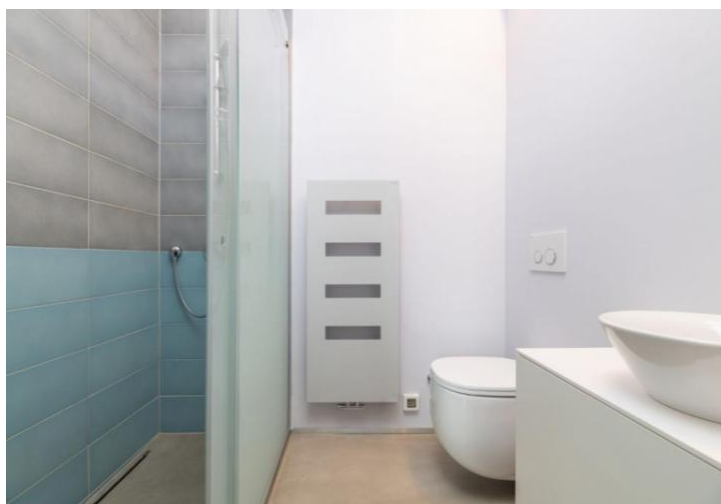
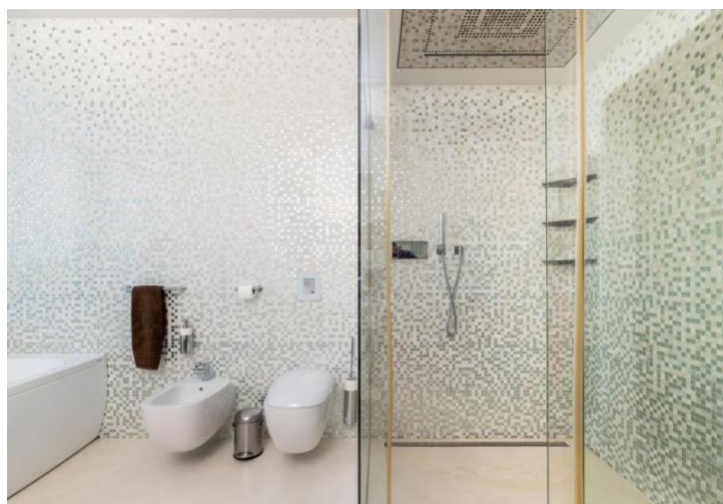
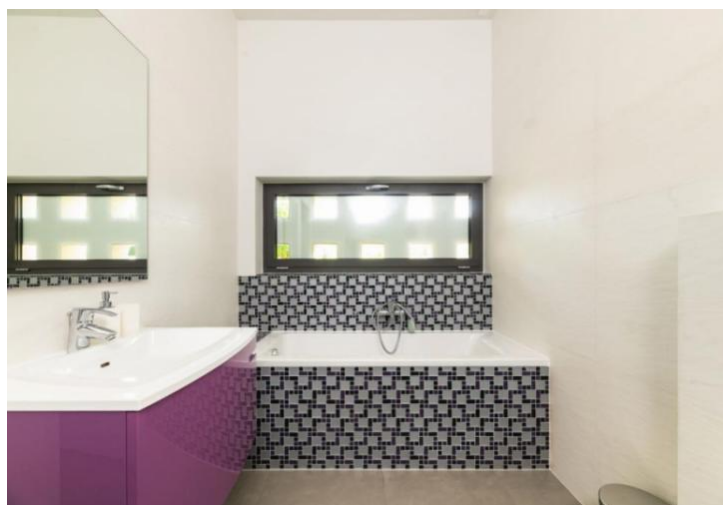
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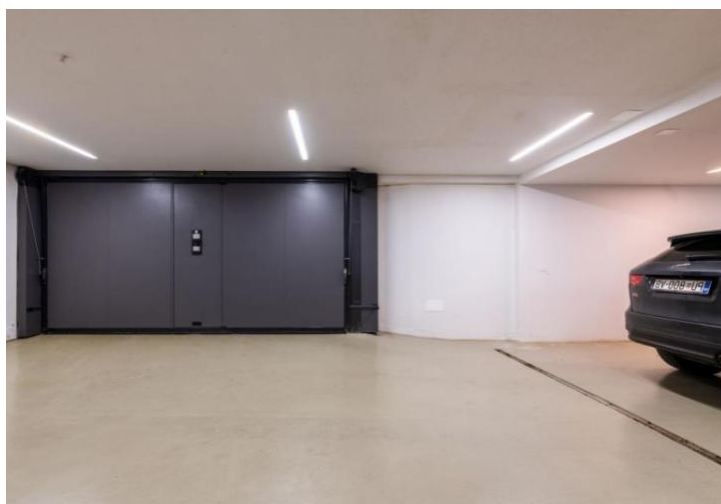
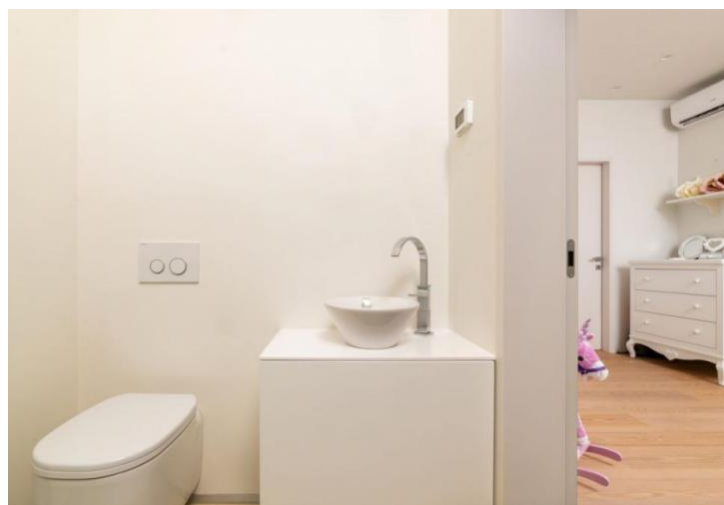
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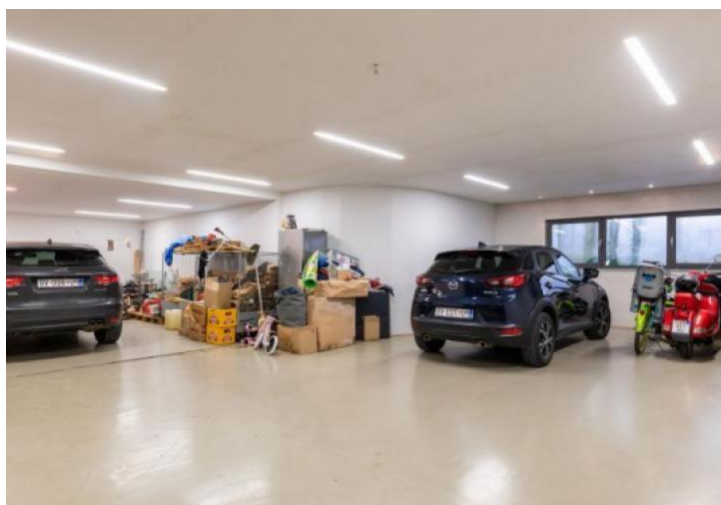
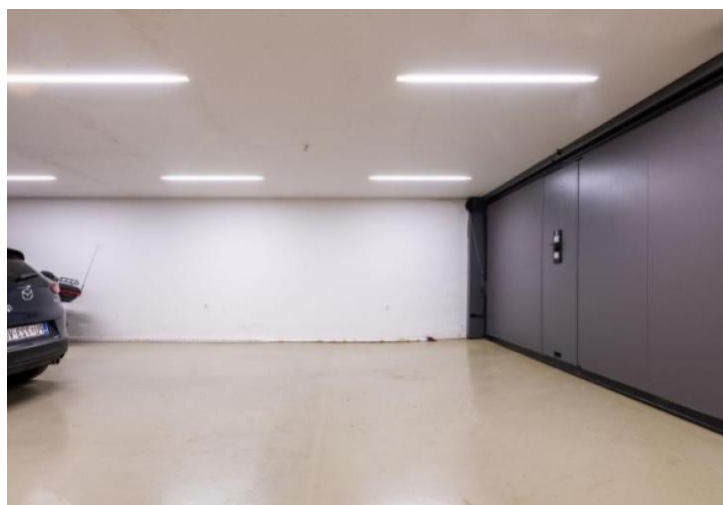
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