

Villa

Umag, Istria



Ref	RE-AB-UMAG C
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	30 m
Floorspace	817 sqm
Plot size	676 sqm
No. of bedrooms	3
No. of bathrooms	5
Price	€ 3 850 000

Hot offer - for 2024 only! Unique conditions!

Financing from Slovenian bank provided to cover up to 50-70% of property value!

Guaranteed rentability of 4-5% per annum from high-rank hotel management company!

In case you use the villas part-time - 50/50 split of rental income with hotel management company!

*Irresistibly attractive offer - modern villas within award-winning beachfront 5**** resort in Umag area!*

Strategically located in the close proximity to the Italian and to the Slovenian border, Istrian main toll road connecting Croatia to EU, and international airports ofn Portorož, Trieste and Pula, this resort is the most westernmost point of Croatia.

It benefits outstanding position just a few km. from Slovenian border, overlooking Piran Bay, Portoroz and Triglav mountains, being the closest luxury spot to Austria, Italy, Slovenia, Switzerland, Germany, Slovakia and Poland.

Unique offer of twenty two newly redesigned villas right by a beautiful sandy beach and next to the newly designed 18 - hole championship golf course that blends perfectly into the Istrian landscape will allow you to enjoy the superb 300-degree view of the Adriatic sea.

Surrounded with lovely green gardens and Mediterranean horticulture, these luxury sea-view villas of several different architectural concepts and designs, along with oversized pools will assure outstanding comfort and privacy even for the most demanding global clientele.

It is a perfect combination of smart investment coupled with perfect leisure.

Villa has total area of 817 sq.m. Residential area is 603 sq.m. Villa is fully furnished and equipped.

Garage for 2 cars, swimming pool, spa area on the ground floor.

Wonderful circular terraces, panoramic glazing.

Unparalleled level of comfort and true satisfaction are achieved through the convenience of a five-star hotel, offering a wide array of world-class services and amenities designed intentionally to fulfill all the wishes one can think of: concierge services 24/7, access to Spa areas and Spa treatments, laundry and tailoring services, restaurants and bars, beach sunlounger and cabanas, beach bar, buffet breakfast, shopping services, housekeeper service, rental of hotel bedding, window cleaning, private Chef services, waiter services, car wash, babysitting, In-Villa dining and private In-Villa events.

In addition to a wide range of hotel's five-star services, the area offers numerous activities such as golf, tennis, basketball, soccer, water sports, bike riding, hiking, etc. The perfect place for a luxurious self-tailored, activities packed intense vacation.

Twenty two luxury villas capture the true essence of a delightful experience of relaxation and utmost comfort. Their excellent cascade position within the resort territory promises not only privacy but also breathtaking picturesque scenes and **amazing sea views** from almost every room of each villa. Villa feature two or three spacious, bedrooms with en- suite modern bathrooms. The open glass door space leading to the

terrace with an oversized swimming pool allows for the natural light to shine upon the living area. The superbly equipped **modern kitchen** is accompanied by a stylish dining area ideal for savoring all the local delicacies in great company. There is also a **wine cellar** where one can have a private selection of local wines and a service area. A **sub-terrain garage for two cars** that adds to the impeccable resort's logistics is at disposal. Villas have thoughtful design and interior planning and offer everything you need. Each villa type disposes of a basement, ground floor, and first floor, which promises the functionality and convenience of all rooms.

Resort discounts:

Spa treatments: 15% off

Laundry & Tailoring Services: 15% off (special pricing for bed linen & toweling)

Restaurants (excl Room Service): 10% off

Beach sunlounger & Cabanas: 50% off, based on availability

Buffet breakfast rate: EUR 20,00 per adult EUR 10,00 for Children 6-12

Resort services:

Shopping Service: 10% of shopping value (min. value EUR 100,00)

Regular Housekeeping Service rate: EUR 200,00 per cleaning

Rental of hotel bedding / toweling: EUR 25,00 per day with weekly delivery of fresh items

Window Cleaning: EUR 200,00 per cleaning

Spring Cleaning: EUR 1000,00 (including washing of all curtains, carpets, windows, poslising of floor, etc)

Private Chef Services: EUR 250,00 for 3 hours excluding food

Waiter Service: EUR 20,00 per staff per hour

Car wash Service: EUR 50,00 inside & outside cleaning

Babysitting service: EUR 20,00 per hour

In-Villa dining: EUR 10,00 delivery fee per delivery in addition to order value

Private In-Villa events: including rental of equipment - as per individual offer

Golf terrain benefits:

Yearly ticket purchase

- An exemption from yearly club membership fee (administrative fee)
- 50% discount on the joining fee (EUR 1600 - 50% = EUR 800), paid at the point of first Yearly Ticket purchase
- EUR 267 discount on the Yearly ticket rate (EUR 1867 - EUR 267 = EUR 1600)
- Discount on Yearly ticket for 2nd (EUR 1040, 3rd EUR 800, and 4th family member complimentary).
- The Yearly ticket is valid for a year, from 01 March to 28 February.
- If gentlemen decide not to join the club, Resort real estate owners are entitled to a 10% discount on a total regular green fee rate.
- Members enjoy a 15% discount for consumption at the Golf Bar.

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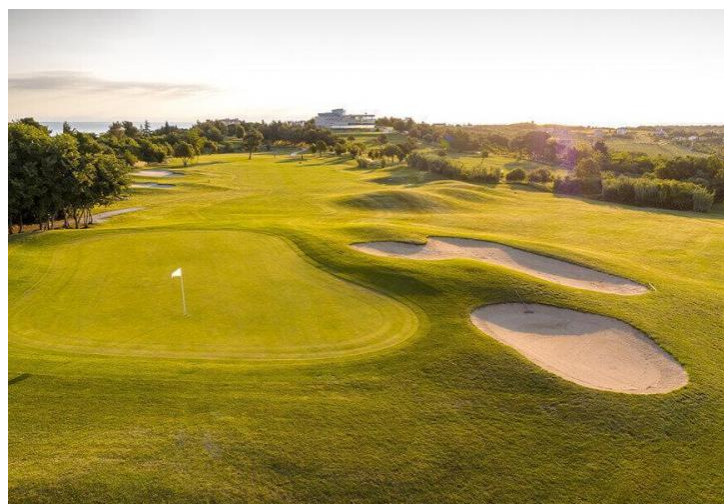
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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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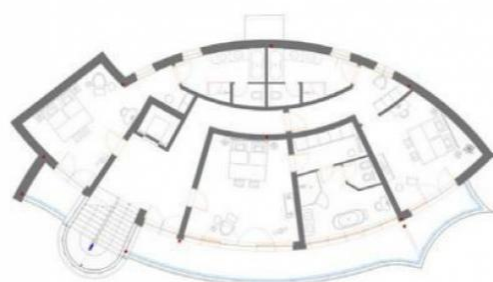
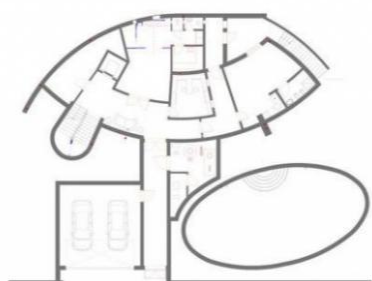
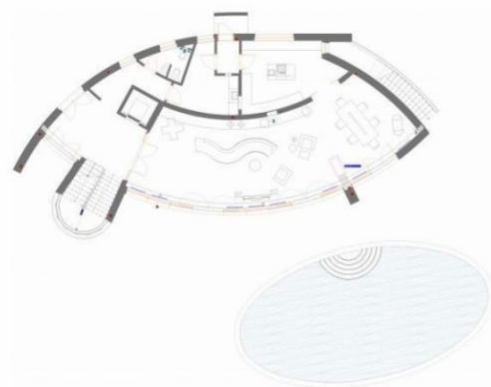
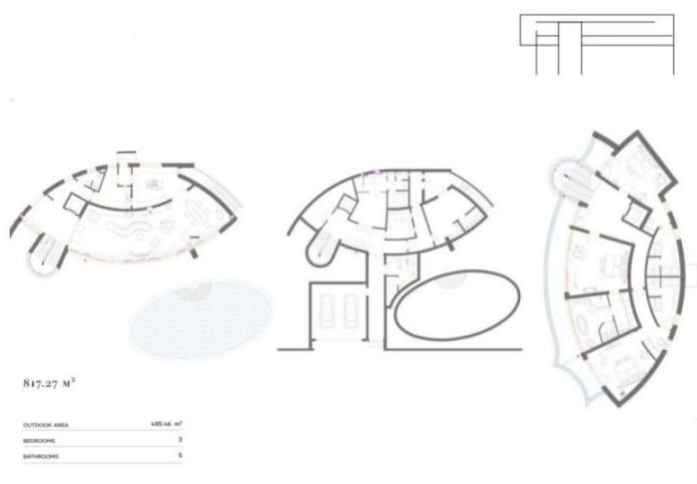
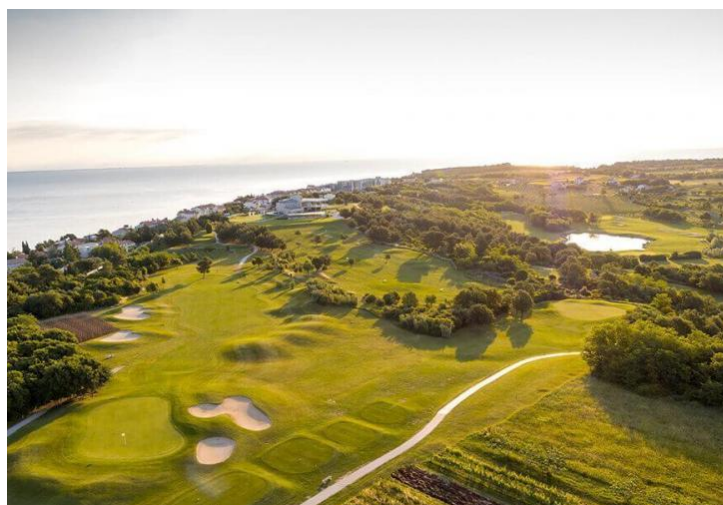
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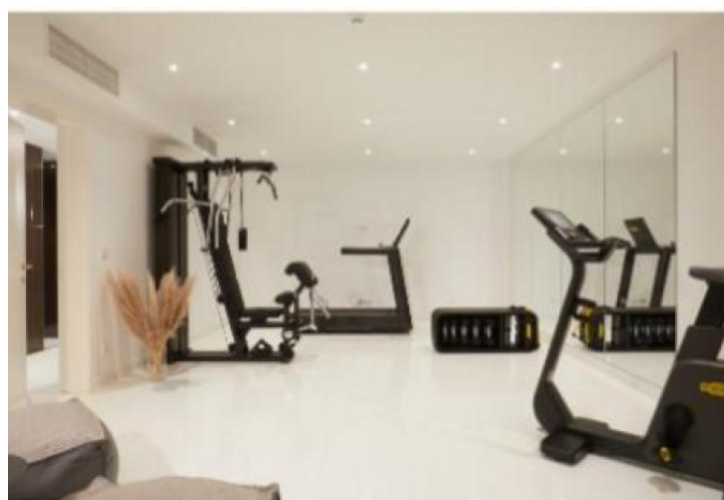
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