

Villa

Umag, Istria



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| Ref | RE-AB-UMAG-D |
| Type | Villa |
| Region | Istria > Umag |
| Location | Umag |
| Front line | Yes |
| Sea view | Yes |
| Distance to sea | 30 m |
| Floorspace | 514 sqm |
| Plot size | 600 sqm |
| No. of bedrooms | 2 |
| No. of bathrooms | 3 |
| Price | € 3 500 000 |

*Seafront villa in 5***** star resort in Umag! Unique offer for 2024 only!
Modern villas within award-winning beachfront 5***** resort in Umag area!*

*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 management company!*

Perfectly located in the close proximity to the Italian and Slovenian border, Istrian main toll road, and international airports Portorož, Trieste, Ljubljana and Pula, this resort is the most westernmost point of Croatia. It benefits outstanding location 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.

Exceptional offer of 22 ready luxury villas 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.

Spacious villa in offer is spread over 3 levels with 514 sq.m. of total area.

Lower level offers spacious garage, gym, storage and technical spaces.

Middle level is a public area with grad salon with living, dining and kitchen area, terrace, extra room, guest bedroom.

Upper level offers 2 master-bedrooms, with dressings and terrace.

Villa benefits elevator.

Unparalleled comfort and perfect 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 5-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 modern 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 Adriatic 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 personal **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 2 cars** that adds to the impeccable resort's logistics is at disposal.

Each villa type disposes of a basement, ground floor, and first floor, which promises utmost functionality and convenience of all rooms. Villas provide everything you need.

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

Benefits of neighbouring golf club:

- 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.

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- 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

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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Price per m²:
6809 €

Average price/m² of this type
in this region:
6691 €

Median price/m² of this type
in this region:
6026 €

Average price/m² of this type
in Croatia:
8803 €

Median price/m² of this type
in Croatia:
7022 €

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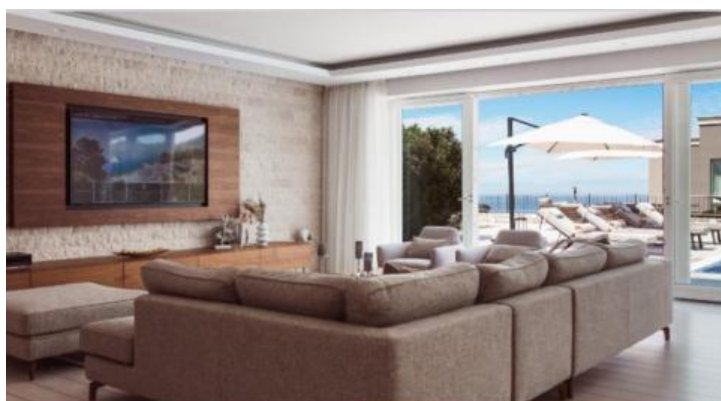
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