

Villa

Umag, Istria



Ref	RE-U-46033
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	480 sqm
Plot size	892 sqm
No. of bedrooms	8
No. of bathrooms	7
Price	€ 2 100 000

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Exceptional multi-purpose building on the first line to the sea in Umag area which can become both a luxury private villa and used as a boutique-hotel with swimming pool!

Positioned right opposite the piers for the luxury yachts!

Ideal for yachtsmen!

Total area is 480 sq.m.

Land plot is 892 sq.m.

Villa was built in 1964 and fully renovated in 2019.

This wonderful villa with swimming pool is an ideal combination of traditional Istrian style and modern decoration.

Dressed in stone, it fits perfectly into the image of the Istrian landscape, while at the same time being superbly modern. The location of the villa gives us a beautiful panoramic view of the sea, nature and Umag.

The ground floor of the villa consists of a hallway, living room with bioethanol fireplace and access to a spacious covered terrace, toilet and storage. On the ground floor there is also a modern kitchen with the latest equipment and a dining room with access to a covered terrace that has an outdoor barbecue and which is connected to the garden where the swimming pool is located.

On the first floor of the villa there is a hallway, bathroom and two bedrooms, and one bedroom has access to a spacious balcony with a beautiful view.

Heating and cooling is via a central heating and cooling system with fan coils.

Security is at a high level because there are cameras in the settlement. In the immediate vicinity of the villa there is a sports ground where you can enjoy recreation.

It is a great opportunity, as well as the position of the property which is not far from the sea and the town of Umag. Ideal property for a tourist investment or family life.

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:

Swimming pool

Storage

Garden

Modern

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Price per m²:
4.375 €

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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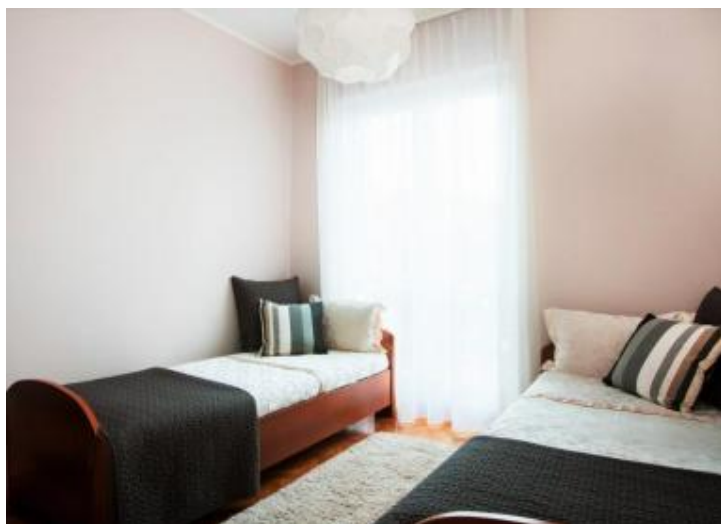
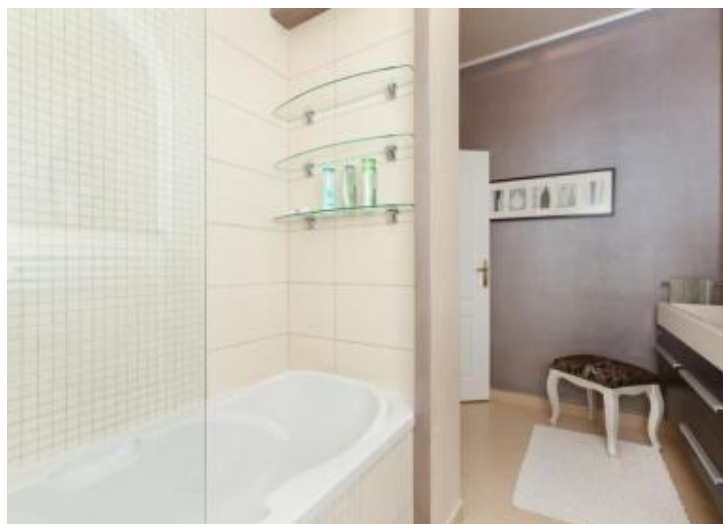
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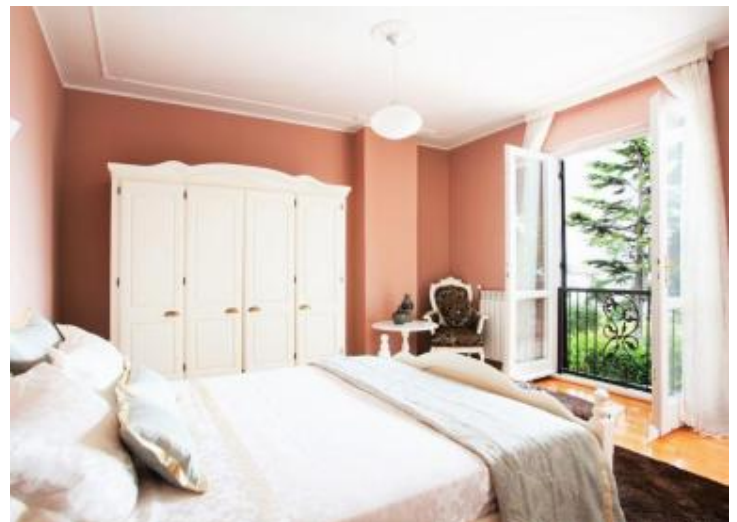
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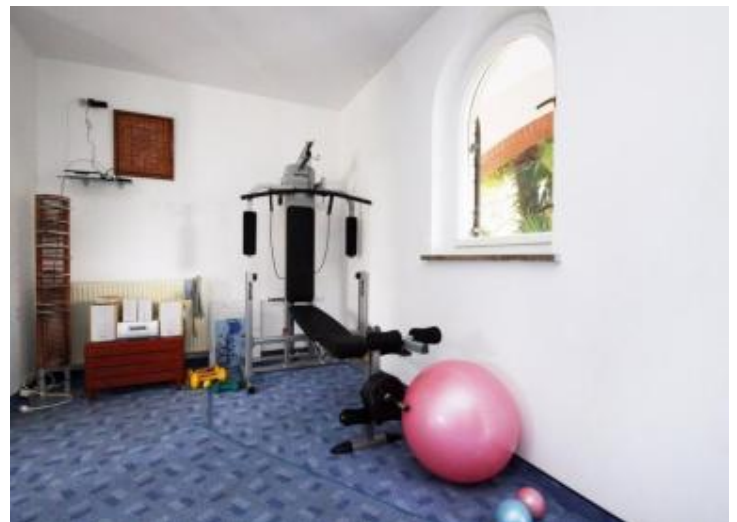
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