

Villa

Umag, Istria



Ref	RE-U-13565
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	140 sqm
Plot size	900 sqm

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 650 000

Single-storey villa with swimming pool, completed in 2022.

Total surface is 140 sq.m. Land plot is 900 sq.m.

The house consists of an entrance hall, three bedrooms, two bathrooms, living room with dining area, open kitchen and pantry. The living room opens directly to the outdoor covered terrace with a beautiful view of nature.

The exterior of the house also consists of a swimming pool of 24 m², outdoor shower and a small summer kitchen with BBQ.

Heating and cooling in the house is arranged on **air conditioning** and every room except the bedrooms has **underfloor heating**.

The house is surrounded by a landscaped garden with children playground and two private parking spaces.

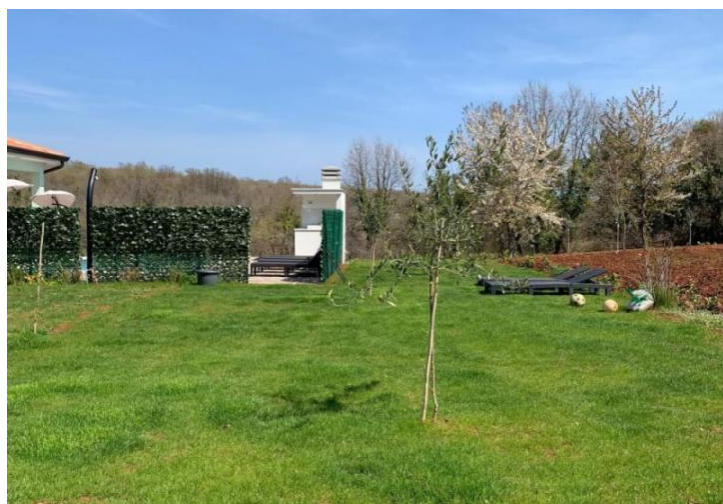
The house is sold fully furnished and equipped.

This house is a great opportunity for family life, a break from the stress of city life in the Mediterranean climate or as a financial investment for rent.

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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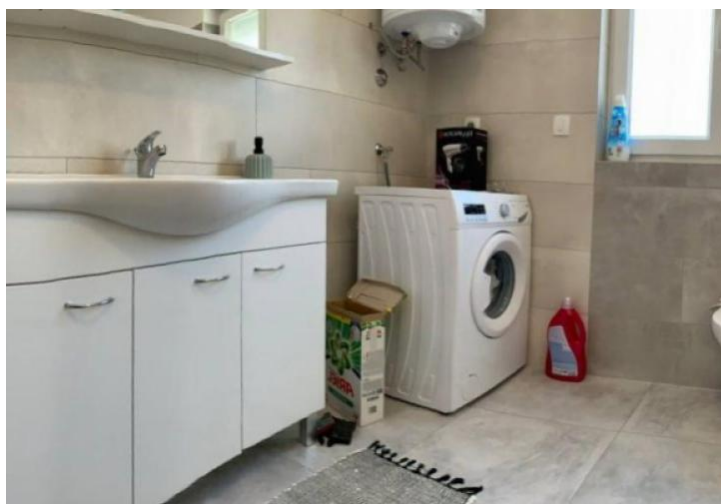
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