

Villa

Umag, Istria



Ref	RE-U-13711-AB
Type	Villa
Region	Istria › Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	2 m
Floorspace	260 sqm

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Plot size	116 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 1 299 000

Amazing newly built villa on the first line to the sea, with unique postcard view over sea and Umag! In place of older house of 1967 you now see a beautiful modern villa, fully completed in 2020.

Villa has a total of 260 m² spread over two floors. It is surrounded by small cost garden of 115 sq.m.

The ground floor of this high quality house has a hallway, utility room, wc, kitchen with dining area and large living room with lots of natural light from which offers a beautiful view of the sea and the old town of Umag. The upper floor contains hall, 3 bedrooms with separate bathrooms, of which stands out master room of 36m² and a bathroom with whirlpool tub that provides a phenomenal, truly outstanding view of the old town.

The house is luxuriously equipped as per most recent standards and technologies, video surveillance and security doors have been installed.

Underfloor heating and fan coils have been installed on the **heat pump**, and for a warmer atmosphere in the living room there is an indoor **fireplace**.

Only the highest quality materials of decorative stone, marble, ceramics and parquet were used.

The garden is fenced and has its own privacy and direct access to the beach and two parking spaces. Superior, unique location and quality of the house are the reason for an ideal vacation or family life.

It is just a few steps from the centre with restaurants, bars and just 300-400 meters from yachting marina where you can park your yacht.

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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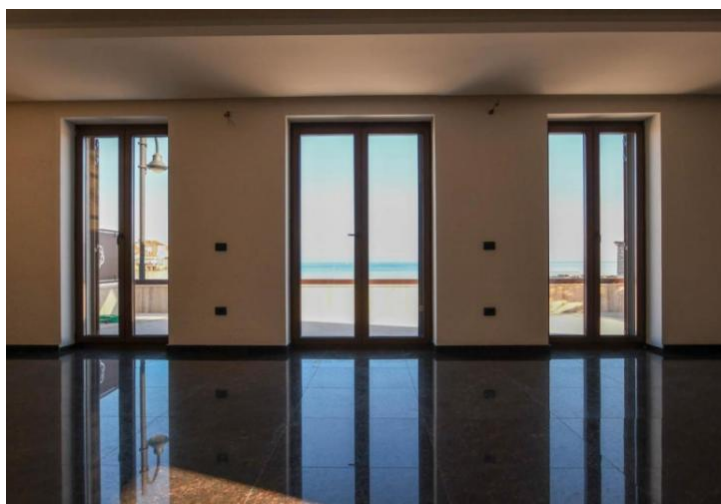
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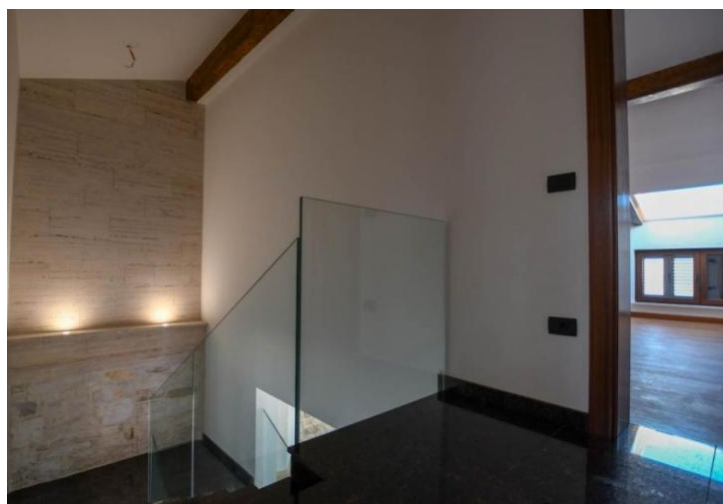
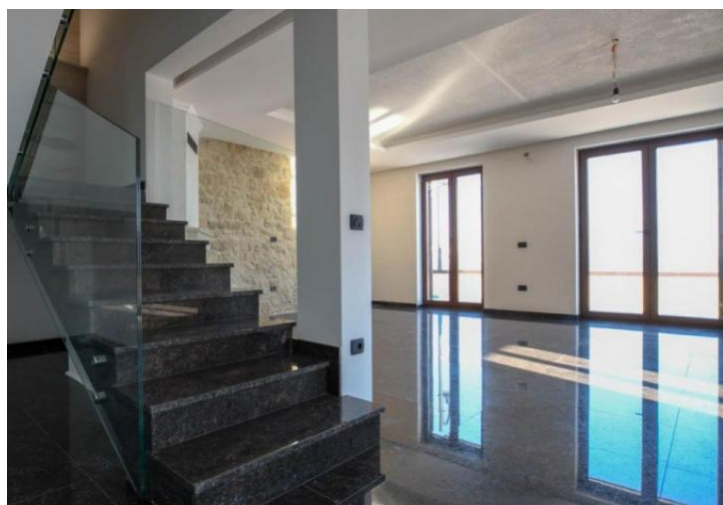
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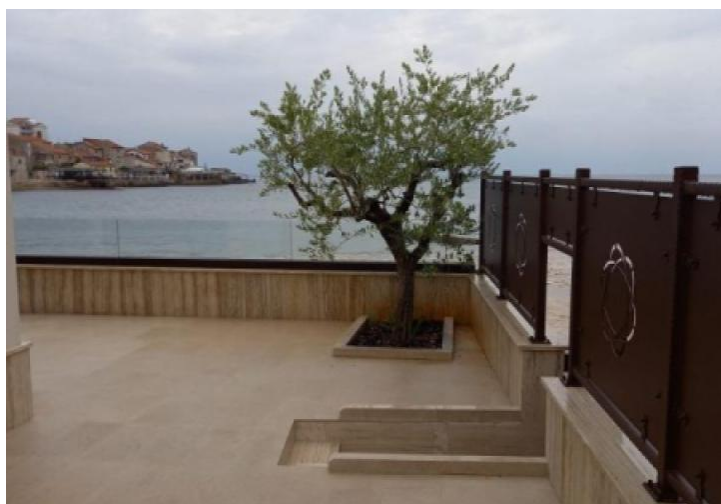
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