

# Villa

Umag, Istria



<b>Ref</b>	RE-U-15001
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	243 sqm
<b>Plot size</b>	791 sqm

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 600 000

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Fantastic seafront stone villa in Umag area within the greenery close to yachting marina!

Total area of the villa is 243 sq.m. Villa dates back to 1890. Complete modernization was undertaken in 2020.

The house extends through the ground floor and two floors.

On the ground floor there are two apartments of 32.08 m2 and 44.08 m2. The apartments consist of a kitchen with living room, bedroom and bathroom.

The third, largest apartment, with a total area of 109.04 m2 is spread over the 1st and 2nd floor as a duplex structure. The apartment consists of a spacious living room and bedroom with access to the terrace, kitchen, bathroom and hallway that leads us by an internal staircase to the 2nd floor where there is another living room and bedroom.

All the three apartments in the house have a unique, open view of the sea and the marina.

Land plot is 791 sq.m. offers a wonderful Mediterranean garden. Swimming pool is possible.

The exclusive location of this house, which is a rarity on the market, makes it attractive and desirable.

Villa can be used as a family villa but also as a mini-hotel.

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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