

# Villa

Crveni Vrh, Umag, Istria



<b>Ref</b>	RE-U-20378-AB
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Crveni Vrh, Umag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	220 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	452 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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Modern high-tech villa in Crveni Vrh just 200 meters from the sea with wonderful views over Piran and Portoroz! Total area is 180 sq.m. Land plot is 452 sq.m.

There is an older house which was built in 1975, but now a conceptual project was made for the construction of a completely new and modern villa with a swimming pool.

This location offers a unique open view of the sea and close vicinity to Kempinski 5\*\*\*\*\* resort which all luxury amenities.

Future villa will extend over three floors: basement, ground floor and first floor.

In the basement there will be one bedroom, a bathroom, two storage rooms, a technical room and a covered terrace. Internal stairs lead to the first floor, which will consist of a kitchen and a dining room, a living room, two bedrooms, two bathrooms, a wardrobe, a storage room and a terrace, while a spa area, a relaxation area, a bathroom are planned on the first and last floors of the house. and a terrace.

There is enough space for a swimming pool and parking spaces in the garden. The house has all connections (electricity, water, city sewage).

A perfect opportunity to build a family home or holiday villa, as an investment, since there is always more demand for accommodation in Umag.

The price is set for a land plot with older house.

The house has electricity and water, city sewerage is being built throughout the entire settlement (expected to be completed by March 31, 2024)

The project is ready, but the Seller is waiting for new urban conditions from the city, which should be at the end of June 2023, when the building permit will be issued.

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

Spa

Garden

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Urbanized  
Building permit  
Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
3.803 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.763 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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