

Villa

Umag, Istria



Ref	RE-AB-MAG-LOV
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	400 sqm
Plot size	1050 sqm
No. of bedrooms	6
No. of bathrooms	5
Price	€ 3 900 000

Exclusive villa of outstanding minimalist architecture and design on the 1st line of the sea with private beach and private access to the water!

There is no similar property at the whole coastal line of Istria!

Privacy and isolation are guaranteed by unique position of the property.

It is cca.700-800 meters from the centre of the place with a few taverns, restaurants and bakery.

The villa was constructed in 2002 and received several awards for the best design and architecture on the Adriatic Sea.

The area of this gorgeous villa – 400 sq.m.

The area of the territory around the villa – 1050 sq.m.

Planning: 6 bedrooms, 5 bathrooms, 3 bathrooms, a sauna, a garage, a fitness center, a huge drawing room, a kitchen, an office, a terrace.

The building is equipped with air conditioning system, there is system of floors heating.

Villa extends over three floors, ground floor and first floor + has a basement.

The basement of the villa consists of a multi-purpose space for wellness, sauna, gym, home cinema, boiler rooms and bathrooms.

The ground floor consists of a hallway, a spacious living room with an open-plan dining room, a kitchen, and a guest bathroom. From the living room, along which modern glass walls extend, there is direct access to the covered terrace and the idyllic, beautiful isolated beach.

On the first floor there are 6 elegant bedrooms and 3 bathrooms. The master room has its own covered terrace with a unique view of the sea and the landscape.

The villa has several private parking spaces and a garage, and is completely fenced with a beautifully decorated and maintained garden.

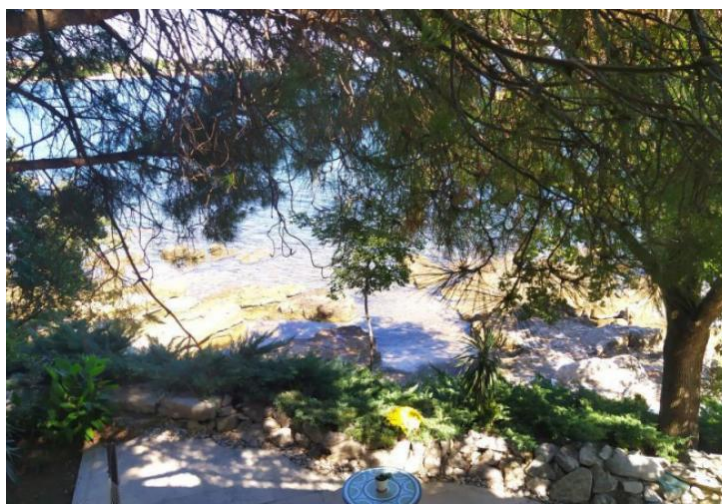
This unique sophisticated property provides absolute comfort and exudes luxury, and is ideal for living, vacationing, and renting for tourist purposes.

A private pier is possible.

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.

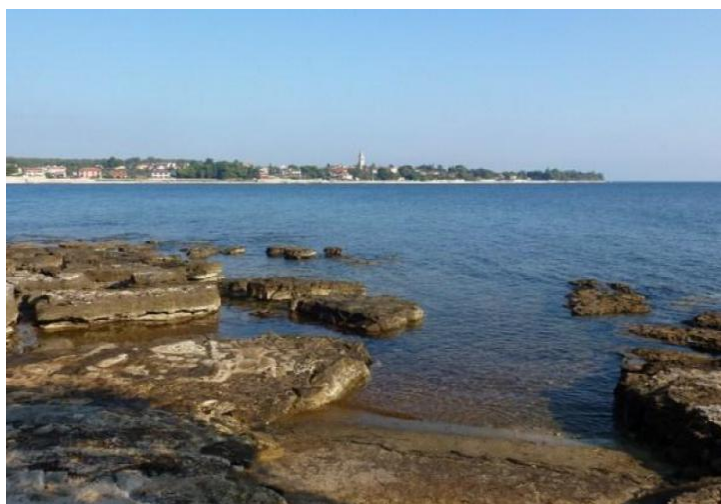
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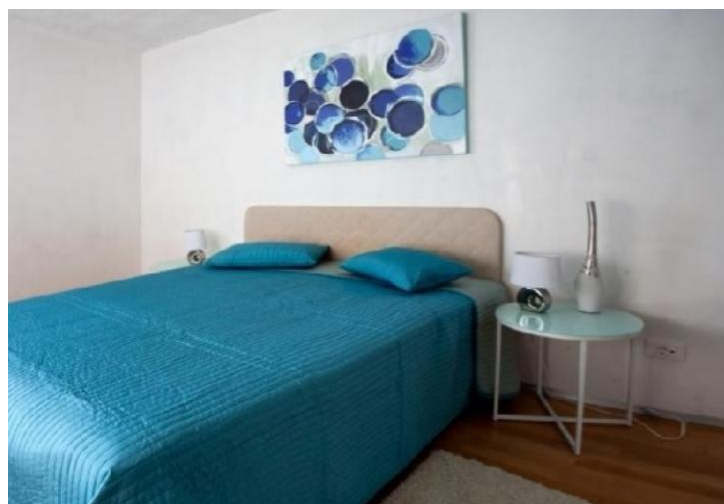
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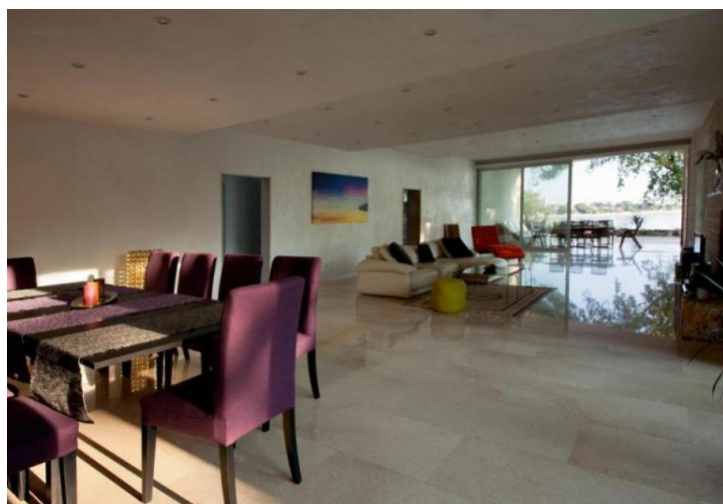
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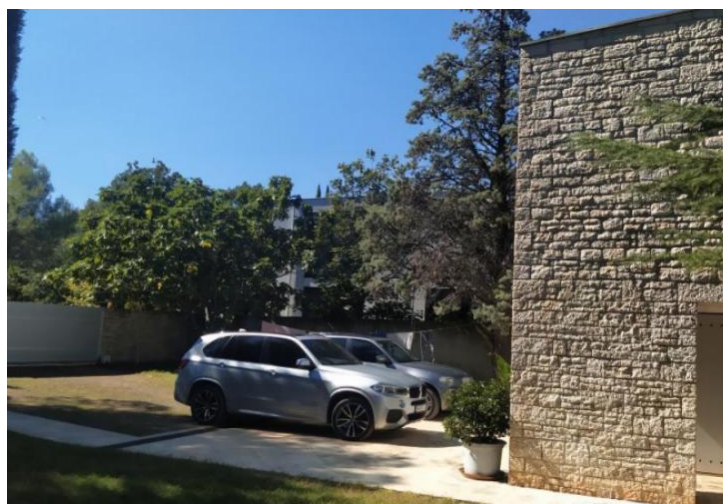
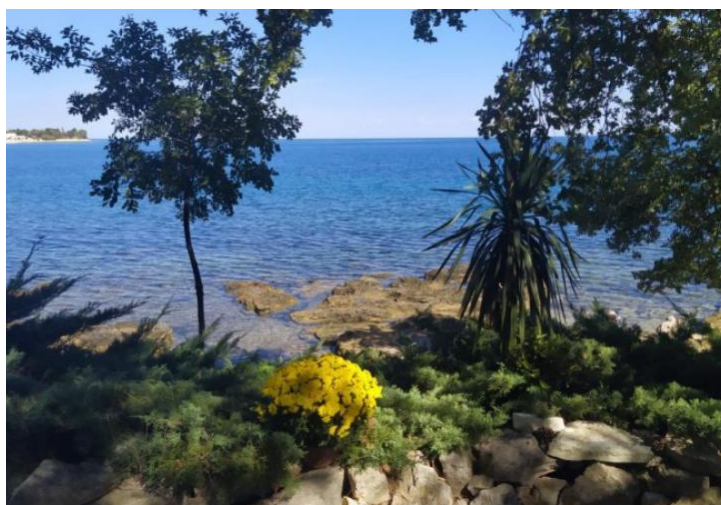
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