

# Villa

## Umag, Istria



<b>Ref</b>	RE-AB-MAG-LOV
<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>	1 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	1050 sqm

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<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 5 200 000

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Exclusive villa of outstanding minimalist architecture and design on the 1st line of the sea, right by the beachline!

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.

This outstanding villa was constructed in 2002 and received several awards for the best design and architecture on the Adriatic Sea. In 2025 complete modernization was undertaken, grand swimming pool was added.

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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### Property advantages:

Garage  
Swimming pool  
Gym  
Spa  
Sauna  
Garden  
Modern

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Price per m<sup>2</sup>:  
13.000 €

Average price/m<sup>2</sup> of this type  
in this region:  
6.458 €

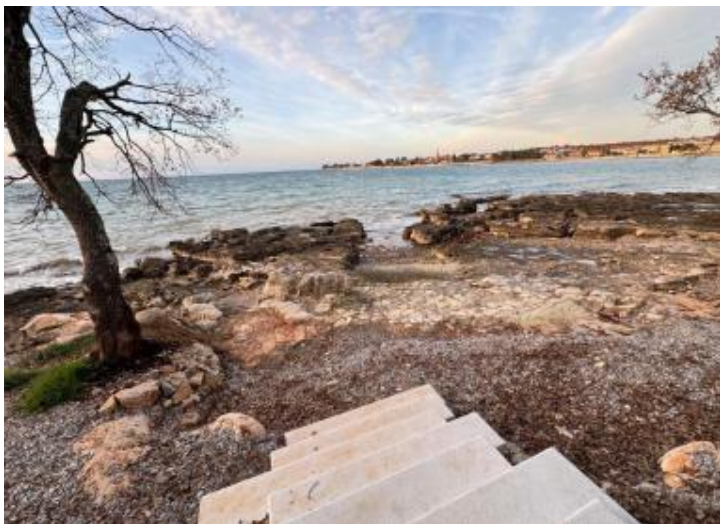
Median price/m<sup>2</sup> of this type  
in this region:  
6.293 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8.658 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7.143 €

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