

Villa

Umag, Istria



Ref	RE-U-23792
Type	Villa
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	211 sqm
Plot size	418 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

Welcome to an oasis of luxury and relaxation, welcome to this beautiful semi-detached villa, perfectly located in a 5***** resort just 100 meters from the shore of the magical Adriatic sea.

This unique property will delight you with its luxury and comfort, with a total area of 193.84 square meters and a beautiful terrace of 18.11 square meters, located on an enchanting land plot of 418.12 square meters.

The ground floor welcomes you with an impressive entrance hall that leads to a spacious kitchen with a dining room, creating a perfect place for family gatherings and enjoying gastronomic magic. In addition, the ground floor offers a comfortable bathroom and a practical pantry, perfect for organizing and storing all your necessities, and one bedroom.

On the first floor, the hallway leads you to two spacious bedrooms, each with its own luxurious bathroom.

Whether you want to enjoy a peaceful sleep or relax in a convenient location after a busy day, these rooms will provide you with the perfect private space for relaxation. Set aside time for yourself and use your terrace, where you can enjoy a wonderful view of the surroundings and feel the breeze from the sea. This villa also comes with a lavish swimming pool and an enchanting garden, which take your breath away with their beauty and magical ambiance. Enjoy refreshing moments of swimming in the pool or simply relax with the sounds of nature in the garden.

Since the villa is located in the resort, the future owners have access to a whole range of facilities, including a wellness center, spa, children's playground, outdoor gym and everything a high-end resort has to offer. Here you will find everything you need for a balanced and luxurious lifestyle. In addition to its impressive appearance, this property stands out for its quality construction, which is the foundation of beauty and durability. Regardless of your wishes and needs, this luxury villa will not disappoint you, but will exceed all your expectations in terms of stylish and comfortable living space. So, stop and pause, because this double villa is waiting just for you. Bring your dreams and make them come true in this paradise of luxury and comfort. Come and discover the magic of this property, sail into your own idyllic world of comfort and relaxation. The advantage of new customers is that they can enjoy it carefree even when they are not at the location, because the resort will take care of the maintenance and arrangement for the future owners, and they have the option of renting their villa to them if the customers wish.

The property is subject to VAT.

The best new project in Istria 2023!

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.

Villa

Umag, Istria



Average price/m² of this type
in this region:
3548 €

Median price/m² of this type
in this region:
3451 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

Villa

Umag, Istria



Villa

Umag, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Umag, Istria



Villa

Umag, Istria



Villa

Umag, Istria



Type	Name	Land Area	Bruto Indoor Area	Terraces Calculated by 0.75% Coefficient	Total	Parking	Price	Total Price
		m2	m2	m2	m2		m2	
Villa A	A1							
	A2	317	174.67	48.3	222.97	30 m2	€4,000.00	€891,880.00
	A3	318	192.13	57.1	249.23	30 m2	€4,000.00	€996,920.00
	A4	320	192.13	57.1	249.23	30 m2	€4,000.00	€996,920.00
	A5	322	192.13	57.1	249.23	30 m2	€4,000.00	€996,920.00
	A6	323	192.13	57.1	249.23	30 m2	€4,000.00	€996,920.00
Villa B	B18							
	B19	357.33	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,800.00
	B20							
	B21							
	B22	344.87	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,800.00
	B23	337.95	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,800.00
	B24	314	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,800.00
	B25	418.12	193.84	18.11	211.95	38.9 m2	€4,000.00	€847,800.00
	Note: Prices are without VAT							
Villa C	C11	567.67	232.91	41.25	274.16	25.34 m2	€4,800.00	€1,315,968.00
	C12							
	C13	571.24	232.91	41	273.91	28.24 m2	€4,800.00	€1,314,768.00
	C14							
	C15							
	C16							
	C17							

Prices are without PDV/VAT