

Villa

Savudrija, Umag, Istria



Ref	RE-U-24428
Type	Villa
Region	Istria > Umag
Location	Savudrija, Umag
Front line	No
Sea view	No
Distance to sea	800 m
Floorspace	194 sqm
No. of bedrooms	4

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No. of bathrooms

4

Price

€ 850 000

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Sparkling in Umag, only 800 meters from the sea - rare vicinity to the beach - for our clients only!

Total area is 194 sq.m. Villa was constructed in 2023, so it is brand-new.

We proudly present this modern holiday home that will meet all your expectations! Located in the idyllic Istrian settlement of Savudrija, this property offers a combination of luxury, comfort and a spectacular view of the sea. This imposing property is spread over three levels: basement, ground floor, first floor with a balcony, totaling 194 square meters of living space.

The ground floor offers a spacious living room with access to a covered terrace, a modern kitchen, a spacious bedroom, an elegant bathroom, a separate toilet and a spacious hallway.

An internal staircase leads to the first floor, where there are three comfortable bedrooms, each with its own private bathroom, and a magnificent balcony with a panoramic view of the sea.

The surprise at the top is a spacious roof terrace with an incredible view of the sea and the surrounding landscape, ideal for enjoying the sunsets.

The basement, with an area of 28 square meters, offers additional storage space or potentially different hobbies.

The house is built from high-quality building materials, which ensures durability and long-term value of the investment. The house is comfortably heated during the colder months through modern air conditioners and an environmentally friendly heat pump. The outdoor area delights with its own garden, which includes a swimming pool for refreshment, a sunbathing area for relaxation, a summer kitchen for preparing delicious meals outdoors and a charming garden. Two private parking areas make your parking simple and practical. The location of this property is absolutely priceless.

The first beautiful beaches are less than 1 km away, while restaurants, cafes, shops, golf courses, bike paths and promenades are in the immediate vicinity. The border with Slovenia and the highway are only a few minutes' drive away, making traveling and exploring the region extremely convenient. This property is not only a house, but also an oasis of peace and luxury, ideal for rest, relaxation and tourist purposes.

Perfect location!

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:

- Roof terrace
- Swimming pool
- Storage
- Garden
- Modern

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Price per m²:
4.381 €

Average price/m² of this type
in this region:
3.763 €

Median price/m² of this type
in this region:
3.605 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

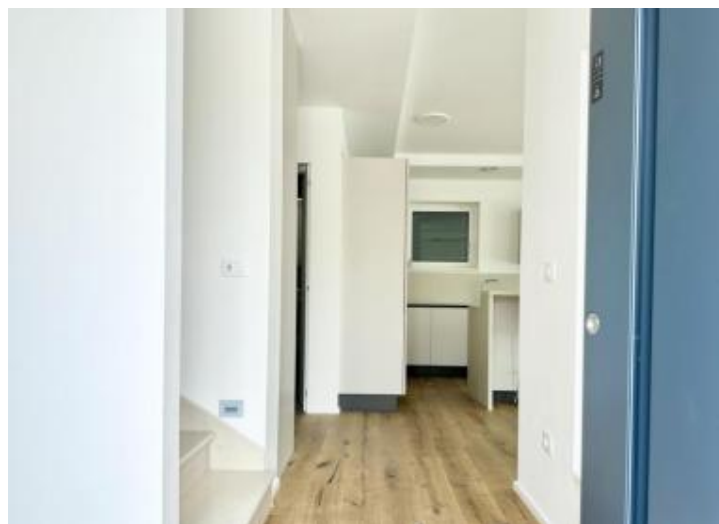
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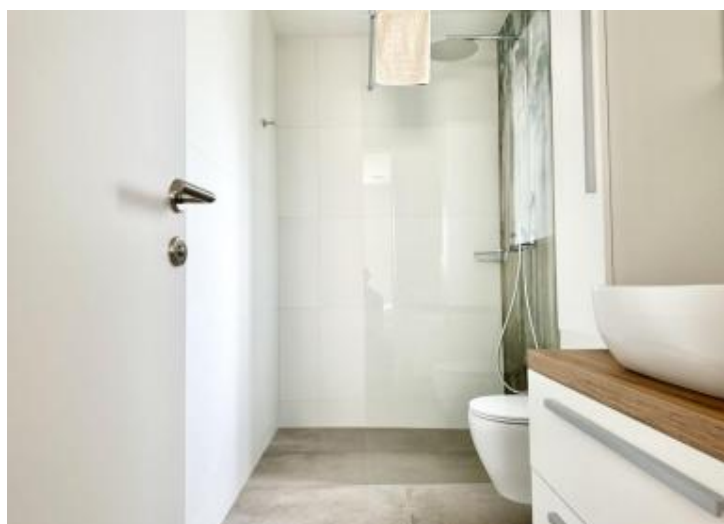
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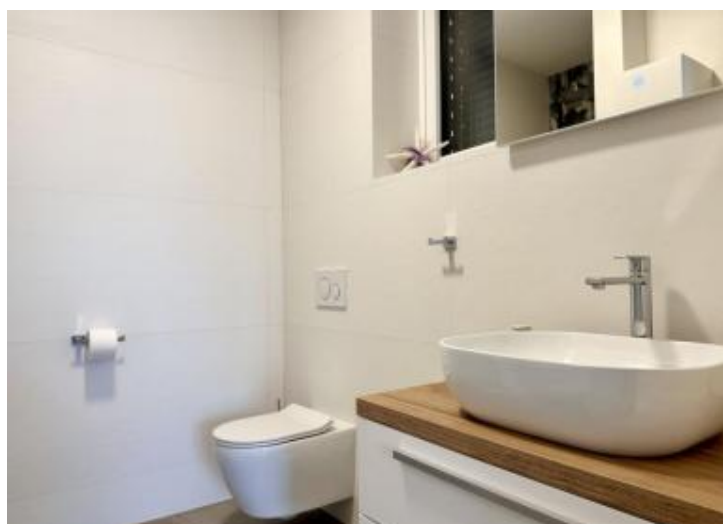
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