

# Villa

Crveni Vrh, Umag, Istria



<b>Ref</b>	RE-U-25061-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>	1200 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	684 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 625 000

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Super villa in Crveni Vrh, Umag cca. 1 km from the beach, with sea views!

A modern villa with a total living area of 250m<sup>2</sup>, located on a plot of 684m<sup>2</sup>, is located in one of the most sought-after locations in the vicinity of the city of Umag and Savudrija, more precisely in the Crveni vrh location.

The villa is located in one of the private newer settlements within easy reach of recognizable beaches and unmissable golf courses, Kempinski 5\*\*\*\*\* resort.

It is a high-quality property with a focus on the details of comfort of stay and quality of life.

### Space distribution:

The villa divides its 250 m<sup>2</sup> of living space into two floors, so on the ground floor there is an entrance hall that connects a larger open space with a kitchen and dining room, and then a separate spacious living room with access to a covered terrace, swimming pool and sunbathing area.

The ground floor also houses a technical room that also serves as a storage room, one bedroom, a guest bathroom, and a storage room.

An internal staircase leads to the upper floor, where there are three additional bedrooms, each of which has its own bathroom and terrace.

An attic space has been added that stretches along the entire house and can serve as additional storage.

The property is sold unfurnished with kitchen and bathrooms included, as shown in the pictures. BACKYARD; The 684 m<sup>2</sup> garden is accessed through an automatic gate with sensors, after which there is a parking lot sufficient for 3 to 4 cars. The yard is completely fenced, and is decorated in a minimalist style with enough greenery and olive trees, as well as the arrangement of the walkway. The central part of the garden is occupied by a larger outdoor swimming pool with salt water, and a covered summer kitchen with an outdoor toilet and storage.

### Additional advantages:

- \* Heat pump-based underfloor heating was installed throughout the house, and quality Daikin air conditioners were installed in each room.
- \* Likewise, in the living room, there is the possibility of installing a wood-burning fireplace.
- \* Automatic roller blinds and mosquito nets are installed on all windows.
- \* High-quality Miele appliances are installed in the modernly decorated and equipped kitchen.

It is a highly prestigious, attractive and already well-known location in the immediate vicinity of which are located one of the largest golf courses in Istria, and just a few minutes' easy walk away are private beaches with an imposing view of the Alps.

There are also professional tennis courts and Wellness in the immediate vicinity. The location is known for its expensive villas, peace and quiet, while the town of Umag with all the necessary amenities is only 5 km away. We are at your disposal for all questions. An ideal investment for a peaceful family life or as an investment for rental for tourist purposes for a safe return on investment!

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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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Price per m<sup>2</sup>:  
6500 €

Average price/m<sup>2</sup> of this type  
in this region:  
3512 €

Median price/m<sup>2</sup> of this type  
in this region:  
3414 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4377 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €

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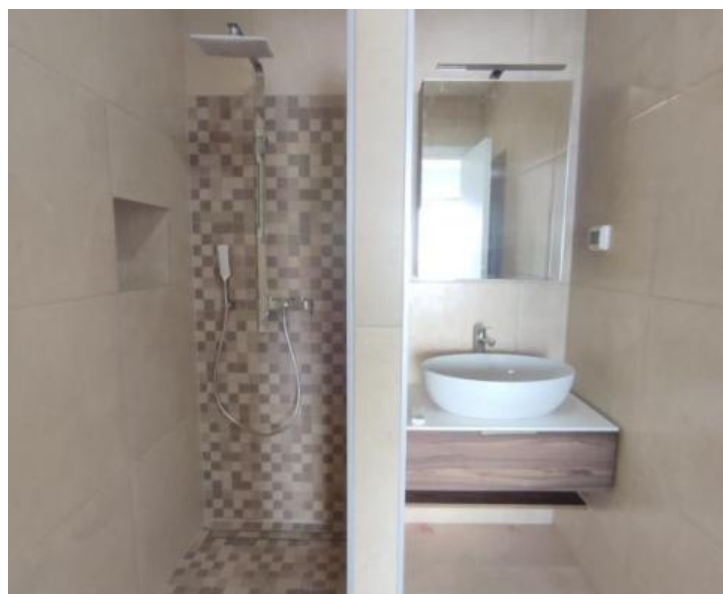
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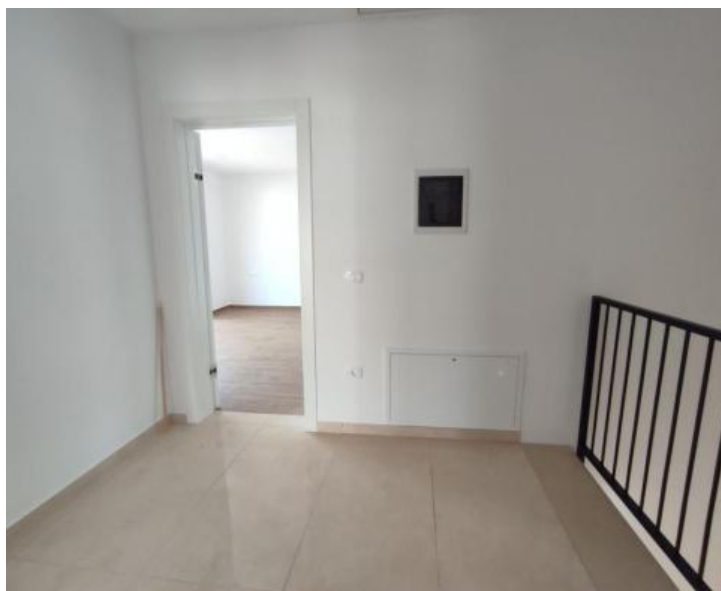
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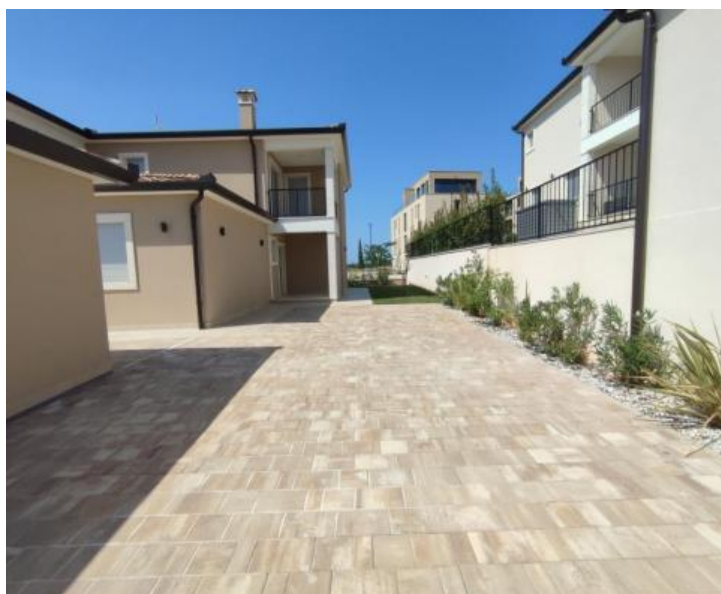
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