

Villa

Umag, Istria



Ref	RE-U-25810
Type	Villa
Region	Istria › Umag
Location	Umag
Sea view	Yes
Distance to sea	100 m
Floorspace	212 sqm
Plot size	353 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

Welcome to a sanctuary of luxury and relaxation – to this exquisite semi-detached villa ideally situated in a 5-star resort, just 100 meters from the shores of the enchanting sea. This distinctive property is a delight, offering luxury and comfort across a total area of 193.84 square meters and a charming terrace of 18.11 square meters, nestled on a captivating plot of 353 square meters.

Upon entering the ground floor, you're greeted by an impressive foyer leading to a spacious kitchen and dining room, creating a perfect space for family gatherings and culinary enjoyment. The ground floor also features a convenient bathroom, a practical pantry for organizing essentials, and a bedroom. Moving to the first floor, a hallway guides you to two generously sized bedrooms, each with its own luxurious bathroom. Whether seeking a peaceful night's sleep or a relaxing retreat after a busy day, these rooms offer a private oasis for rejuvenation.

Take time for yourself on the terrace, where you can savor a wonderful view of the surroundings and feel the refreshing sea breeze. The villa includes a luxurious swimming pool and an enchanting garden, captivating with their beauty and magical ambiance. Revel in refreshing moments in the pool or simply unwind amidst the sounds of nature in the garden. As part of the resort, future owners enjoy access to a plethora of amenities, including a wellness center, spa, children's playground, outdoor gym, and everything a high-end resort offers. This property not only boasts an impressive appearance but also stands out for its quality construction, ensuring both beauty and durability.

Regardless of your desires and requirements, this luxury villa promises not only to meet but surpass all your expectations for stylish and comfortable living. So, take a moment to pause because this double villa is waiting just for you. Bring your dreams and let them flourish in this paradise of luxury and comfort. Discover the magic of this property, sail into your own idyllic world of comfort and relaxation. The added benefit for new owners is the carefree enjoyment of their property even when away, as the resort handles maintenance and arrangements, and owners have the option to rent out their villa if they wish.

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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Average price/m² of this type
in this region:
3511 €

Median price/m² of this type
in this region:
3416 €

Average price/m² of this type
in Croatia:
4698 €

Median price/m² of this type
in Croatia:
3865 €

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Objekt	Type	Name	Land Area	Bruto Indoor Area	Terrases Calculated by 0.75% Coefficient	Total	Parking	Price	Total Price
			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	€847,805.00
		B20							
		B21							
		B22	344.87	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,805.00
		B23	337.95	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,805.00
		B24	314	193.84	18.11	211.95	28.13 m2	€4,000.00	€847,805.00
		B25	416.12	193.84	18.11	211.95	36.9 m2	€4,000.00	€847,805.00
	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	26.24 m2	€4,800.00	€1,314,768.00
		C14							
		C15							
		C16							
		C17							

Prices are without PDV/VAT