

# Villa

## Umag, Istria



<b>Ref</b>	RE-U-27578
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2200 m
<b>Floorspace</b>	125 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 462 000

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Semi-detached modern villa in Umag, 2 km from the sea - under construction!

Total area is 125 sq.m. Land plot is 300 sq.m.

On the ground floor there is a living room with a kitchen and a dining room, one bedroom, a bathroom and a storage room. From the living room you can access the terrace from which you can access the landscaped garden area of 280 m<sup>2</sup>, where there is a swimming pool, a sunbathing area and a parking lot.

On the first floor there are two bathrooms and three bedrooms, one of which is the master bedroom with its own bathroom and terrace.

The villetta is of modern construction with high-quality building materials. The carpentry will be PVC anthracite, the glass will be triple-layered, and the floors will be made of ceramic with underfloor heating throughout the house and cooling with air conditioners. It is planned to install solar panels on the house, and the price will be adjusted accordingly.

It is sold on a turnkey basis, which includes a fully furnished and ready-to-move-in property without furniture. The planned completion of the works is the end of the summer of 2024. An ideal property as an investment for tourism or for year-round housing.

It is possible to buy second villetta as well. The price for both parts is 924 000 eur.

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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