

# Apartment

Savudrija, Umag, Istria



**Ref**  
**Type**

RE-U-28798  
Apartment

# Apartment

## Savudrija, Umag, Istria



<b>Region</b>	Istria > Umag
<b>Location</b>	Savudrija, Umag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	81 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 430 000

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Apartment within luxury resort of the 1st line to the sea in Savudrija, Umag!

Introducing this high-quality and comfortable apartment located in a luxurious complex in one of the most prestigious locations on the Istrian Peninsula. The stunning panoramic view, stretching from the Adriatic Sea to the Alps, leaves no one indifferent.

This is a rare opportunity for those seeking a special place for their private vacation and peaceful stay in Istria, or for those looking for a rare opportunity for their own investment in tourist rental. The apartment is situated in one of the most esteemed resorts of luxury, where you or your guests have everything at your disposal. In addition to the beautiful private beaches and crystal-clear sea, just 100 meters from the apartment, you also have the opportunity to use the pool located in the private complex with numerous amenities, such as cocktail bars, restaurants, cafes, fitness centers, saunas, tennis courts, as well as the largest professional golf course on this part of the Croatian coast.

It's worth noting that the complex is regularly maintained, which means that alongside the apartment, there are landscaped walking paths with beautiful and well-maintained horticulture, as well as numerous amenities necessary for everyday life located just a few steps away from the apartment.

**PROPERTY DETAILS:** The apartment comprises a total of 81m<sup>2</sup> of living space, organized so that upon entering the apartment, there is a foyer leading to the living area. The modern and equipped kitchen, dining area, and living room are situated in a shared space designed as an "open space" area, without partition walls. What distinguishes the apartment is the stunning panoramic view towards the Adriatic Sea and the Alps, which extends from all rooms of the apartment. Additionally, from the living room, you access the covered spacious terrace, expanding the sea and Alps view and extending towards the rest of the settlement and gently hilly landscape.

In addition to all mentioned, the apartment has its own spacious bathroom and toilet, as well as a larger bedroom. Of course, there is also a private covered parking space.

Additional advantages:

- The apartment is sold furnished as shown in the pictures.
- The apartment can also be rented to tourists with a secure return on investment. To simplify the entire rental process, within the complex, you have the opportunity to take advantage of property maintenance services, guest reception, or complete property management and tourist care.

For any additional questions, necessary information, or to arrange a viewing of the apartment, feel free to contact us.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
5309 €

Average price/m<sup>2</sup> of this type  
in this region:  
5044 €

Median price/m<sup>2</sup> of this type  
in this region:  
5122 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5728 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5174 €



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