

## ISTRA, SAVUDRIJA - Urbana vila s bazenom i pogledom na more, Umag. House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, SAVUDRIJA - Urbana vila s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	194 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	850,000.00 €
Updated:	Jul 02, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Savudrija
ZIP code:	52470

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description:

ISTRIA, SAVUDRIJA - Urban villa with pool and sea view 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. Do not miss the opportunity to become the happy owner of this wonderful house that offers a perfect balance between modern life and the natural beauty of Istria. Contact us today to learn more and book your personal tour of this amazing property. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24428

## Additional contact info

Reference Number: 519235  
Agency ref id: 24428