

ISTRA, UMAG - Impozantna novosagrađena vila nadomak plaža, 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
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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, UMAG - Impozantna novosagrađena vila nadomak plaža
Property for:	Sale
House type:	detached
Property area:	250 m ²
Lot Size:	684 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	1,625,000.00 €
Updated:	Jul 04, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

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

Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	4
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Covered parking space: yes

Description

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ISTRIA, UMAG - Impressive newly built villa close to the beach A modern villa with a total living area of 250m², located on a plot of 684m², is located in one of the most sought-after locations in the vicinity of the city of Umag and Savudrija, more precisely at 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. It is a high-quality property with a focus on the details of comfort of stay and quality of life. ORGANIZATION OF SPACE; The villa divides its 250 m² of living space into two floors, so on the ground floor there is an entrance hall that connects a larger open space in which there is a kitchen with a 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 m² 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 INFORMATION; * Heat pump 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. LOCATION; It is a highly valuable, 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! Dear clients, the agency commission is charged in accordance with the General Business Conditions
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 25061

Additional contact info

Reference Number: 529489

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