

## ISTRA, UMAG - Vrhunska vila izvrsnog dizajna nadomak plaže, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
Phone: 385 51 518 174  
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 - Vrhunska vila izvrsnog dizajna nadomak plaže
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	607 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	2,300,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Umag
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: 4

## Description

Description: ISTRIA, UMAG - The dream villa is located in the beautiful surroundings of Zambatrija, just 300 meters from the sandy beach. This extraordinary villa provides the ultimate experience of luxury and comfort. The total net living area is 250 square meters, and during the construction the owners used the most modern materials and the most modern technology (Miele, Swarovski, etc.). Each room has its own bathroom, the kitchen is equipped with the most modern appliances, and the dining room and living room are connected to an outdoor terrace with a heated pool and jacuzzi. It is in the villa, with cooling and several types of heating, so it can be enjoyed all year round. If you lead a healthy and active life, this is the right place for you. In addition to the heated pool and outdoor jacuzzi, you can also keep in shape in the small fitness center within the villa, and the environment is ideal for long walks, running or cycling. ID CODE: 28744

## Additional contact info

Reference Number: 580491  
Agency ref id: 28744  
Contact phone: +385 95 576 8337