

## Umag, vila prvi red do mora, Umag, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Umag, vila prvi red do mora
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	900 m <sup>2</sup>
Bedrooms:	11
Bathrooms:	5
Price:	2,000,000.00 €
Updated:	Mar 29, 2024

### Condition

Condition:	Newly adapted
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### Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation



## Parking

Number of parking spaces: 4

## Description

Description: A luxury villa in an exclusive location in Umag, ideal for those looking for elegance and comfort by the sea. This luxurious villa with pool offers first row to the sea and is located in a beautiful Mediterranean garden with an open sea view. Its priceless value lies near the center of the city of Umag, providing a peaceful and relaxing environment, an abundance of Mediterranean greenery and the smell of the sea, and providing complete privacy and a pleasant living space. The villa was completely renovated in 2010 and covers an area of 900 m<sup>2</sup>, with a total of 450 m<sup>2</sup> of living space spread over two floors. The entire property is fenced, which provides complete privacy. Built in an old rustic style, with high ceilings and spacious rooms, this villa will delight you with its elegance and comfort. The floors are covered with oak parquet in all bedrooms and the living room, while the kitchens, corridors and terraces are equipped with marble or terracotta tiles of Italian design. The villa consists of two main parts: 1. The central residential part - located on the south side of the villa, consists of the ground floor and the first floor. Ground floor: - Central entrance, - Large terrace overlooking the garden and pool, - Living room and dining room, - Central kitchen, - Bathroom with shower, - Hallway, - five bedrooms, - four bathrooms, - Summer kitchen with laundry, - A large yard with a stone grill and a marble table, - SPA area with jacuzzi, gym and bathroom with shower. First floor: - Canopy - space for relaxation, - Two spacious bedrooms with a terrace that stretches along the south side of the villa, - Bathroom with shower, - Suite with two connected bedrooms, bathroom and terrace. 2. The northern part of the villa - contains two completely separate apartments for guests and staff. First floor: - Apartment no. 1 with living room, open kitchen, bedroom,

bathroom and large terrace. Second floor: - Apartment no. 2 with living room, two bedrooms, bathroom and terrace. This villa offers an extraordinary combination of luxury, comfort and privacy in one of the most prestigious locations in Umag, making it the perfect destination for those looking for an exclusive lifestyle by the sea. Umag-Umag, a small town and port on the northwestern coast of Istria. Umag-Umag is today a city of tourism and sports. It is particularly well-known as the sports center of Istria, given that for years, as the host of the ATP tournament, it has hosted numerous world tennis stars. The natural beauty, history and tradition of the City of Umag-Umag and the surrounding area of Istria, a warm Mediterranean climate with plenty of sunshine throughout the year, and high-quality accommodation make Umag an ideal place for a vacation. The city of Umag-Umag promotes sustainable economic development, especially the development of tourism, fishing, agriculture, industry and other economic branches that do not damage or pollute the environment, promotes social, spatial, natural, ethnic, cultural and other peculiarities of its area. Custom ID: D-199  
Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

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Agency ref id: D-199  
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