

ISTRA - UMAG - LUKSUZNA VILLA UZ MORE!, Umag, House



Seller Info

Name: Rina nekretnine
First Name: Rina
Last Name: nekretnine
Company Name: Rina Nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://www.rina-nekretnine.hr>
Country: Croatia
Region: Grad Zagreb
City: Zagreb
ZIP code: 10000
Address: Lanište 1
Mobile: 00385 91 2848 310
Phone: 00385 1 638 2643
About us: Rina Nekretnine d.o.o.

obiteljska firma koji je poslovanje nekretninama započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspjeli stvoriti prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.
za usluge
Skrraćeno: Rina Nekretnie

Sjedište: Lanište 1 j, Zagreb,
uredi poslovanja: Lanište 1 i,
Zagreb i 8.Mart br. 5, Poreč
OIB: 49079315133

Reg No.: 93/2023

Listing details

Common

Title: ISTRA - UMAG - LUKSUZNA VILLA UZ MORE!
Property for: Sale
House type: semi-detached
Property area: 239 m²
Lot Size: 316 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 3
Price: 891,880.00 €
Updated: Sep 27, 2024

Condition

Newbuild: yes
Built: 2025

Location

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

Permits

Building permit: yes
Location permit: yes

Additional information

Energy efficiency: In preparation

Heating

Central heating: yes



Parking

Number of parking spaces: 2

Description

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EXTRAORDINARY INVESTMENT IN A LUXURIOUS SETTLEMENT BY THE SEA! We proudly present a villa located in one of the currently most sought-after settlements, ideal for investment. A resort concept with all the necessary amenities for a carefree life as well as a great vacation for you and your family. A luxurious gated community rich in amenities such as: reception, restaurant, wine bar, shared pool, relax and spa zone, and gym. Just a few steps from the beautiful beach. In addition to the facilities in the resort, the village is located between two extremely special Istrian cities - Umag and Novigrad. The resort consists of a total of 21 luxury villas and 16 beautiful apartments. Three types of villas: A (6 units), B (8 units) and C (7 units). **VILLA A2** It consists of two floors. On the first floor there is an open space living room with kitchen and dining room of a total of 52m², guest bathroom with walk-in shower, wardrobe. The first floor is made special by the amount of floor-to-ceiling sliding walls that lead to the garden with a swimming pool and sunbathing area, from the kitchen and dining room there is also access to a covered terrace with space for a summer kitchen and a lounge area. The second floor is designed as a separate sleeping area of three bedrooms, one of which is a master bedroom with its own bathroom and exit to the terrace, while the other two exit to their own separate terraces and a shared bathroom. Villa: 174.67m² Terraces: 64.41m² (net 48.30m²) Parking: 30m² Garden: 316.74m² **TECHNICAL DESCRIPTION:** Heating and cooling through floor heating, heat pump and fan cooler, smart thermostats with the possibility of setting the temperature for a week in advance. ALU anthracite exterior joinery. Entrance door PIVOT. Thermal insulation with 10 cm thick EPS boards and 10 cm mineral wool. Stairs paved with granite slabs, while travertine and Istrian stone for the external appearance of the facade. Wooden parquet and first-class tiles on the floors. **TURNKEY SYSTEM**, completely finished villa without furniture. Completion of the works in the summer of 2025. Do not miss the opportunity to invest in real estate that will provide you with a return on investment and long-term stability. Contact us with confidence! RINA +385 99 640 1751 ID CODE: 1785

Additional contact info

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