

## 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 uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge  
Skraćeno: 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 m<sup>2</sup>  
Lot Size: 316 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 1.00 €  
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 52m<sup>2</sup>, 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: 174.67m<sup>2</sup> Terraces: 64.41m<sup>2</sup> (net 48.30m<sup>2</sup>) Parking: 30m<sup>2</sup> Garden: 316.74m<sup>2</sup> **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. **PRICE ON REQUEST!** Contact us with confidence! RINA +385 99 640 1751 ID CODE: 1785

## Additional contact info

Reference Number: 586127  
Agency ref id: 1785