

Istra, Umag - luksuzna vila 100 m od mora, Umag, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Istra, Umag - luksuzna vila 100 m od mora
Property for:	Sale
House type:	semi-detached
Property area:	249 m ²
Lot Size:	317 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Nov 17, 2024

Condition

Newbuild:	yes
Built:	2024

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:	In preparation
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Parking

Number of parking spaces: 2

Description

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Villa A1 - A6 Kaiser Immobilien offers for sale a wonderful resort that is still under construction, and already entices with its location, i.e. the combination of proximity to large cities and the beautiful Istrian coast. This wonderful place is located in an attractive location between Novigrad and Umag, which are only 10 minutes away by car. It is only 100 m from the sea and well-kept beaches. In the immediate vicinity there are restaurants, cafes, promenades, bicycle paths and various other amenities. This resort is designed and engineered to make your life luxurious, comfortable and convenient. The specialty of this resort is not only the exceptional location, but also the closed resort itself, which offers, in addition to excellent facilities, such as a reception, restaurant, wine bar, shared pool, spa and relaxation zone, gym, and there is also a charging station for your electric pets. There will also be environmental maintenance and other services. You can be safe inside the resort because the resort will be under video surveillance 24/7. This semi-detached villa (A2) is located on a plot of 317 m², and it covers 239 m², of which the interior space is 175 m², while the terraces have a total size of 65 m². It consists of 3 bedrooms (one of which is en suite), 3 bathrooms, a spacious living room with a kitchen and dining room, and access to a landscaped garden with a sunbathing area, swimming pool, and 2 parking spaces. All properties in the resort provide a sense of comfort and practicality, with underfloor heating on a heat pump for a pleasant climate during the winter and cooling via air conditioning. The villas are sold on a turnkey basis, including a fully furnished and move-in property without furniture. The resort consists of 21 villas and 16 apartments, offering three different types of villas and four different types of apartments. Villas range from 202m² to 274m², with prices from €800,000 to €1,320,000, while apartments offer a compact luxury option with areas from 53m² to 128m² and prices from €280,000 to €630,000. All prices are without VAT. The works have already started in September 2023, and the resort is expected to be ready for you during the summer of 2025. Don't miss your chance to be a part of this enchanting seaside paradise in the making. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. Distance: Pula Airport - 80 km Ljubljana - 136 km Munich - 537 km Vienna/Vienna - 518 km Prague - 844 km For additional information and viewing, contact your agent by email: dean.cvitko@kaiser-immobilien.hr or phone number: 00385 91 5284449 Agency commission is 3% plus VAT ID CODE: 114-121

Additional contact info

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