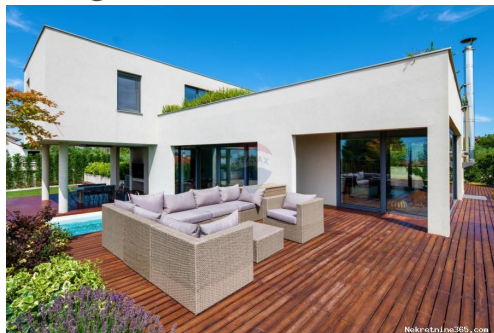


## Istra, Umag-Moderna luksuzna vila s velikom okućnicom 400 m od mora, Umag, House



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekretnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Istra,Umag-Moderna luksuzna vila s velikom okućnicom 400 m od mora
Property for:	Sale
House type:	detached
Property area:	500 m <sup>2</sup>
Lot Size:	4666 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Price:	1.00 €
Updated:	Oct 08, 2024

## Condition

Built:	2013
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## Location

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

## Additional information

Energy efficiency:	A+
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## Parking

Garage:	yes
Covered parking space:	yes

## Description

Description:	<p>In a quiet location with a beautiful view of the nearby olive groves and the deep blue sea where the view reaches far to Umag is located this beautiful dream villa surrounded by a fairytale garden of 5000 m<sup>2</sup>. This unique villa will delight you with its extraordinary and modern architecture. Modern design is only part of the architecture; in fact, the architect was inspired by the path of the sun. The position of the sun in different seasons played a big role in the design, which means that the rooms in the villa are never heated. Come on in and let yourself be inspired by the thoughtful construction of the villa and its unique, tasteful decoration. Tasteful and luxurious furniture combine in a living space of 500 m<sup>2</sup> and create a successful symbiosis. Let yourself be inspired by the brightly flooded living room. Separated by several stairs, the living room is pleasantly separated from the kitchen and dining room located on the ground floor of the villa. The fireplace creates a cozy and warm atmosphere during the long winter evenings. The high quality kitchen</p>
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meets the highest standards and comes from Gaggenau. All cabinets are equipped with a touch function. The openly designed kitchen is equipped with a kitchen island and all high quality appliances. The villa offers you every imaginable comfort. The property on the first floor has 4 bedrooms that are air conditioned and have underfloor heating that you can easily control with your mobile phone via the app. Each room has internet access and a TV connection. Luxury bathrooms look more like a wellness oasis equipped with a “high flow” rain shower and LED lighting. Special designer towel rails preheat your towels, every detail is also carefully thought out here. Exclusive furniture is made to measure and remains in the villa as well as the rest of the equipment and are part of the purchase price. The best place for a nice movie night with friends and relatives is the cinema in the basement. Through the screen, projector and quality sound system, everything your heart desires is placed here and is the basis for a beautiful, fun evening in the company. Built-in built-in cabinets in the basement offer plenty of storage space and space for everything you don’t need every day. Next to the cinema in the basement there is an underground parking lot which has a total of 4 parking spaces. As part of the architect’s inspiration by the position of the sun, the location for the pool has also been chosen so that as much sun as possible reaches it which naturally heats it which requires the use of very little heat pump energy. The property also has three sun terraces, of which the roof terrace has preparation, supply and drainage, for setting up a jacuzzi, one covered and one back terrace as well as an outdoor grill for preparing delicious meals outdoors. The property with a total area of 5000 m2 is surrounded by nature in which the villa with its garden designed by the owner with special care, harmoniously fits into the overall picture of the surrounding olive groves The owners have designed a special garden for the shady part of the villa. The beautiful zen garden was arranged like a dry garden. Here you will find a successful mix of gravel and stones. Numerous plants in combination with old olives radiate peace and relaxation. However, so that care does not become a burden, a robotic lawnmower and automatic watering of all plants ensure carefree enjoyment in this green oasis This beautifully designed property is supplied with water through an irrigation system powered by a cistern so you can enjoy the green glow with numerous flowering plants almost all year round at a very low maintenance cost. When designing the rooms, great importance was attached to the generosity of the rooms and natural light, while using all the technical possibilities of modern and clear architecture and using only the highest quality materials and installing only high quality components such as luxury furniture. The result of the owner's idea and expertise, planning and construction of the famous Zagreb architect who designed it, is this unique modern dream villa only 400 meters from the sea. ID CODE: 300441010-242

## Additional contact info

Reference Number: 655602  
Agency ref id: 300441010-242  
Contact phone: +385 91 641 5530