

## Luksuzna vila 100m od mora, Umag, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Luksuzna vila 100m od mora
Property for:	Sale
House type:	semi-detached
Property area:	211 m <sup>2</sup>
Lot Size:	338 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Oct 29, 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
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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## Description

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Istria, Umag, Novigrad - surroundings B-23 Welcome to the future of luxury living on the coast! A resort that is only in the construction phase, but already entices with its location, i.e. the combination of proximity to big cities and seaside idyll. It is located between the forest and the sea and is only 100 meters from the coast. If you are a fan of the metropolitan atmosphere, Ljubljana (1:30h), Venice (2h), Zagreb (2:45), Milan (4:30h) and Vienna (5h) are only a few hundred kilometers away. Everything here is designed and engineered to make your life luxurious and comfortable. Within the resort, you have access to a range of facilities, including a wellness and SPA center, a modern fitness center, a children's area for your little ones, a cafe and a wine bar, and there is also a charging station for your electric pets. You can be safe inside the settlement because the settlement is under video surveillance. This villa (B23) is located on a plot of 337m<sup>2</sup>, and it covers 212m<sup>2</sup>, of which the interior space is 194m<sup>2</sup>, while the terraces are 18.11m<sup>2</sup> (calculated with a coefficient of 0.75%). It consists of as many as 3 bedrooms (2 of which are en suite), 3 bathrooms, a spacious living room with a kitchen and dining room, and access to a well-kept garden with a sunbathing area, a 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. Villas are sold on a turnkey basis, including fully furnished and ready-to-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 202m<sup>2</sup> to 274m<sup>2</sup>, with prices from €808,000 to €1,316,000, while apartments offer a compact luxury option with areas from 53m<sup>2</sup> to 128m<sup>2</sup> and prices from €279,000 to €627,000. ALL PRICES ARE EXCLUDING 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. Contact with confidence, Leonida Meglaj licensed agent +385 95 905 98 98 ID CODE: IS1511740

## Additional contact info

Reference Number: 669772

Agency ref id: IS1511740