

## Moderna "Smart home" Villa s pogledom na more, 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:	Moderna "Smart home" Villa s pogledom na more
Property for:	Sale
House type:	detached
Property area:	194 m <sup>2</sup>
Lot Size:	460 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	880,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2023
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### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

SAVUDRIJA - a place of rich history, intriguing stories, wonderful beaches, great tourist offer. The westernmost point of Croatia and the first tourist destination in order when you arrive in Istria from the west, located only 9 kilometers from the center of Umag and a few minutes from the Slovenian and Italian borders. Due to favorable climatic conditions and plant life, favorable and specific ratios of plant and sea aerosol in the air make Savudri's climate very stimulating and favorable for health, which is why the first tourism that developed here was health tourism. Our enchanting villa is located right near Savudrija in the quiet village of Volparija, near the golf course. On a plot of land of 650 m<sup>2</sup>, there is a villa of 194 m<sup>2</sup> on two floors. On the ground floor there is a kitchen, a living room, a dining room, one bedroom and a bathroom, from where there is access to a beautiful covered terrace of 21.60 m<sup>2</sup>. conceived as a relaxation zone with a beautiful heated pool of 28 m<sup>2</sup>, and an outdoor kitchen of 47.84 m<sup>2</sup> and a space for leisure in the basement. On the first floor of this modern villa, there are 3 bedrooms with bathrooms, and an uncovered terrace of 21.60 m<sup>2</sup> with a spectacular view of the sea and olive groves. Considering the excellent microlocation positioning, and the distance of only 700 m from the sea, this property is an excellent opportunity for a comfortable lifestyle. The Smart Home concept provides additional comfort and luxury to the new owner. Additional advantages: - underfloor heating - heat pumps - pool heating - electric blinds - smart home - BUILDING PERMIT - DECISION ON CONSTRUCTION CONDITIONS - DECISION ON THE CURRENT STATE - PROJECT FOR A RESIDENTIAL BUILDING - CERTIFICAT OF OWNERSHIP - LOCATION PERMIT ID CODE: IS1510200

**Additional contact info**

Reference Number: 672599  
Agency ref id: IS1510200