



300 m²

Umag, Croatia

2 500 000 EUR / 60 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|----------------------------|------------------|--------------------------------|
| Order number | N7452 | Price | 2 500 000 EUR / 60 900 000 CZK |
| Address | Umag, Croatia | Type | Houses |
| Category | Villa | Usable area | 300 m ² |
| Number of rooms | 5 and more rooms | Land area | 2 170 m ² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 2 |
| Parking | Yes | Swimming pool | Yes |

About real estate

We are offering for sale a newly built modern villa located in a peaceful part of central Istria. This elegant property combines high living standards with close proximity to nature, making it ideal both for private use and as an investment.

The villa spans two floors with a total living area of 300 sqm and is situated on a spacious plot of 2,170 sqm. The ground floor features an open-plan living space with a fully equipped modern kitchen, dining area, and a bright living room with large sliding doors. There is also a guest toilet, utility room, and a practical laundry room with a separate entrance.

Upstairs, you will find three spacious bedrooms, each with its own en-suite bathroom and access to a covered terrace overlooking the greenery.

The exterior offers everything for a relaxed lifestyle, including a 61 m² swimming pool, sun terrace, outdoor kitchen with dining area, and four parking spaces. The plot also allows for the potential construction of a garage or additional facilities.

The location offers peace and privacy while still providing excellent accessibility—shops, restaurants, and other amenities are nearby, and the sea is just 17 km away.