



300 m² Umag, Croatia 2 500 000 EUR / 61 562 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková
PROJECT MANAGER

veronika.peckova@luxent.cz
+420 771 255 255

Order number	N7452	Price	2 500 000 EUR / 61 562 500 CZK
Address	Umag, Croatia	Type	Houses
Category	Villa	Usable area	300 m²
Number of rooms	5 and more rooms	Land area	2 170 m²
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.