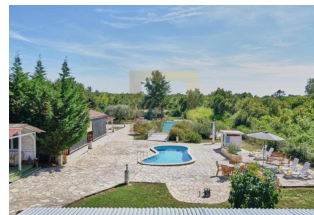




Savudrija, a beautiful estate just 1 km from the sea

Croatia, Istria

Price:	€ 750 000
Object type	House
Market	New building
Bedrooms	7
Number of rooms	7
Land area	3801 m2
Area	466 m2
Category	For sale



For sale is a beautiful villa located in an extremely attractive location near Umag, only 1 km from the coast of the Adriatic Sea. This elegant hacienda-style home is spread over a spacious 3,801 m2 property, providing an exceptional combination of luxury and tranquility. This villa with 6 bedrooms, 2 additional facilities, and 2 swimming pools has a 466 m2 gross area and can accommodate up to 18 (14+2+2) people.

The area of the main villa is 365 m2, and it extends through the ground floor and first floor. The ground floor is a spacious open space with an elegant kitchen, a comfortable dining room, and a spacious living room. From this space, you can access a large covered terrace with an imposing view of the entire property, an abundance of greenery, olive trees, cypress trees, roses, and various Mediterranean plants. On the same level of the ground floor, there are also two comfortable bedrooms, each with a bathroom. In addition, a special children's corner and a small gym equipped with various machines are available to guests.

The second floor forms a real oasis of privacy, with four additional spacious bedrooms, each with its bathroom, providing a high standard of comfort. Additionally, on this floor there are two terraces, one of which is covered, providing additional space for relaxation with a wonderful view of the surroundings.

The property itself consists of the mentioned villa and an additional building, like a two-room house, which can also be rented together with the main house, or can be used for housing by the owner or someone who maintains the villa. In addition, there are two swimming pools (larger dimensions of 10x7 meters), a covered terrace with a large barbecue, and a space for socializing.

At the end of the estate, there is also a smaller former commercial building converted for housing and fenced off for the needs of the owner or maintenance staff.

Everything is well-decorated, furnished, and regularly maintained. Parking in the fenced yard for 10 cars.



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The property is located just one kilometer from the first beaches. The exit to the highway is 4 km away. Close to the border with Slovenia, Italy.

The villa is currently rented out for tourism and brings excellent income during the long season. An excellent secluded position, close to the sea, Savudrija and the Slovenian border, Umag, the golf course, and the Kempinski and Petram resorts, offers numerous benefits - the organization of various events, e.g. weddings, bachelorette parties, promotions, retreats... The possibility of obtaining a concession for another 6000 m², a nice flat plot next to the property, so the potential is huge for various uses and activities. Completely fenced, with a large remote control door.

This is an ideal property for people who want to do tourism or to enjoy with family and friends. Opportunity!

For more information, feel free to contact us.

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