



Code :	00159
Location :	Umag
Building size :	278 m ²
Lot size :	756 m ²
Distance from sea :	700 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	2
Attractive location :	Yes
Arranged environment :	Yes
Swimming pool :	Yes
Outdoor jacuzzi :	Yes
Barbecue :	Yes
Video surveillance :	Yes
Sewerage :	Yes
Parking :	Yes
Air conditioning :	Yes
Central heating :	Yes
Underfloor heating :	Yes
Jacuzzi :	Yes
Sauna :	Yes
Roof terrace :	Yes
Alarm :	Yes
Security door :	Yes
Internet :	Yes
Aluminum carpentry :	Yes
Year of construction :	2023
Condition :	New construction
Energy efficiency :	A

Price : 1.350.000 €

Modern villa with a swimming pool near Umag

A modern villa with a heated pool is for sale in the vicinity of Umag. The net usable area of

the villa is 277.5 m², while the land area is 756 m². The villa is spread over two floors. On the ground floor is a large open space with a living room and a kitchen and an exit to the terrace, a bedroom with a bathroom, a sauna and a technical room. On the first floor there are 3 bedrooms, each with its own bathroom. Two



LEONES REAL ESTATE

Ulica Olge Ban 9, 52470 Umag

e-mail: info@leones-realestate.hr

web: leones-realestate.hr

info: +385 99 284 2871

bedrooms have access to a large covered terrace with a jacuzzi.

The garden has a heated pool of 45 m², shower, barbecue, toilet and four parking spaces. The villa has a smart home system as well as cameras and an alarm. The heating is on the floor with a heat pump, while the cooling is on fan coilers. The carpentry is aluminum.

The villa is sold fully furnished with high-quality furniture and first-class appliances. The distance from the sea and the beach is only 800 m.

www.leones-realestate.hr