



<b>Code :</b>	00195
<b>Location :</b>	Umag
<b>Building size :</b>	268 m2
<b>Lot size :</b>	434 m2
<b>Distance from sea :</b>	200 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Attractive location :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Sewerage :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Terrace :</b>	Yes
<b>Alarm :</b>	Yes
<b>Security door :</b>	Yes
<b>Internet :</b>	Yes
<b>Aluminum carpentry :</b>	Yes
<b>Year of construction :</b>	2024
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	A

**Price :** 1.285.300 €

Luxury villa with pool near the sea and the beach near Umag

A luxury villa with a swimming pool near the sea and the beach near Umag is for sale. The total area of

the villa is 267,78 m2 and extends over two floors. On the ground floor there is a living room with an open kitchen and dining room, a bedroom, a bathroom and a toilet. The living room has an exit to the covered terrace from which access to the well-kept garden with a swimming pool and sun deck is located. Upstairs there are 3 bedrooms, 3 bathrooms, technical room and a terrace. The area of

the garden is 434 m2. The villa has 2 parking spaces.



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The villa is built with top quality materials. The joinery is made of aluminum by Schüco with electric blinds. The tiles and sanitary ware are first class, while the heating will be underfloor heating with a premium Daikin heat pump. The facade will be partially covered with stone, while the insulation will be made of stone wool. The villas will also have an integrated Smart home system.

The villa is located in a closed resort and has a reception, restaurant, wine bar, gym, swimming pool and spa and relaxation area available. Work will begin in the fall of 2023, and completion is planned for the summer of 2025.

The villa is located in an extremely attractive location and is only 200 meters away from the sea, well-kept beaches and all facilities.

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