



<b>Code :</b>	00043
<b>Location :</b>	Umag
<b>Building size :</b>	480 m <sup>2</sup>
<b>Lot size :</b>	900 m <sup>2</sup>
<b>Distance from center :</b>	900 m
<b>Distance from sea :</b>	50 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	9
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	7
<b>Seaview :</b>	Yes
<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>Fireplace :</b>	Yes
<b>Terrace :</b>	Yes
<b>Furnished :</b>	Yes
<b>Internet :</b>	Yes
<b>Wooden carpentry :</b>	Yes
<b>Year of construction :</b>	2009
<b>Condition :</b>	Renovated
<b>Energy efficiency :</b>	Not specified

**Price :** 2.100.000 €

Villa with pool in the first row to the sea in Umag

A luxury villa with a pool in the first row to the sea in Umag is for sale. The villa was built in such a way as to ensure privacy, as it is located on the edge of the plot and is only 50 m from the sea and 200 m from the beach. It was completely renovated in 2009. The villa is located on an area of

900 m<sup>2</sup>, with a living area of

480 m<sup>2</sup> and extends over two floors. It is fenced with a handmade wrought iron fence.

The villa has high ceilings and large, spacious rooms. The floors are made of oak parquet in all bedrooms and the living room, and

in the kitchens and corridors there is a marble floor or terracotta Italian tiles. Bathrooms (7 in total) are equipped with quality Italian sanitary ware and tiles

The villa consists of:

1. of the central residential part - located in the south with a view towards the sea, which consists of the ground floor and the first floor, and consists of:

- terraces facing the sea, garden and pool
- living room with marble fireplace
- separate kitchens
- 5 bedrooms
- 4 bathrooms
- laundry rooms with summer kitchen,
- SPA area with Jacuzzi pool, gym bathroom

2. northern part of the villa - consists of two separate apartments intended for guests.

The central residential part of the villa consists of the ground floor and the first floor:

#### GROUND FLOOR:

The terrace facing the garden where the swimming pool is located surrounded by Mediterranean plants.

The pool is 28 m<sup>2</sup>, equipped with jacuzzi jets, massage waterfall, with night lighting, summer and winter cover.

On the ground floor there is a living room with a marble fireplace, facing the garden with an open view of the sea, a separate kitchen, and one bathroom.

From the living room, you move to a smaller one that leads to the first floor and to the second part of the ground floor, where there are two rooms - one bedroom, a smaller bathroom with a shower and a laundry room with a summer kitchen.

The summer kitchen is in direct contact with the eastern courtyard, which is intended for recreation, socializing and barbecuing, as there is an outdoor stone barbecue with a large marble table.

From the eastern courtyard you enter a separate spa area with a gym, Jacuzzi pool and bathroom.

#### FIRST FLOOR:

where there is a large hall intended for relaxation with a TV, two spacious bedrooms and a large bathroom with a shower are separated from it on the left. The rooms have access to a large

terrace with an open view of the sea and the city center.

On the right side of the hall, you enter the sweet space, which consists of a large bedroom and a smaller children's room, a bathroom with a bathtub and a terrace facing the eastern courtyard.

2. The northern part of the villa:

On the north side of the property there is a separate entrance with a large iron gate for the entrance to the parking space intended for parking 3-4 vehicles.

From the north side, you also enter the apartment area, which is completely separated from the central part of the villa and guarantees complete privacy for guests or staff.

The apartment space extends over two floors.

First floor:

Apartment no. 1 - with living room, open plan kitchen, one bedroom, bathroom with shower and large terrace.

Second floor:

Apartment no. 2 - with living room, two bedrooms, bathroom with shower and terrace.

The villa is only 50 m from the sea and 200 m from the beach. The town of Umag and all facilities are 900 m<sup>2</sup> away.

[www.leones-realestate.hr](http://www.leones-realestate.hr)