

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10841
<b>Location :</b>	Umag
<b>Building size :</b>	262.74 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	300 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2020

**Price :** 1.703.157 €

This standalone villa type 1 is located in a gated luxury community in the northern part of the Istrian peninsula.

The community consists of 55 villas, an aparthotel with 179 apartments, a large shared infinity pool measuring 105 meters, and three smaller buildings with six apartments each.

Villas of this type are situated in the northern part of the resort and offer sea views from almost every room. They consist of two bedrooms, a studio, three bathrooms, a living room with an open view, a parking space, and a garden.

The net area of villa 15 is 262.74 m<sup>2</sup>, which includes a basement, ground floor, and first floor.

The basement comprises: a staircase, hallway, equipment room, bathroom, studio room, playroom, and storage.

On the ground floor, you will find: a staircase, hallway, laundry room, 2 bedrooms, 2 bathrooms, and a balcony.

The first floor features a kitchen + dining area + living room, a toilet, and a terrace.

The interior of the villa is adorned with suspended ceilings in all rooms with a height of 280 cm, Class I ceramic tiles from Cerim and Caesar in the bathrooms, and Class I parquet in the bedrooms, with Hansgrohe fixtures in the bathrooms.

Heating and cooling for the entire villa is regulated by water heat pumps, which are also silent.

The villa can be furnished in three styles: Mediterranean, eclectic, or luxury model.

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For additional information, please