

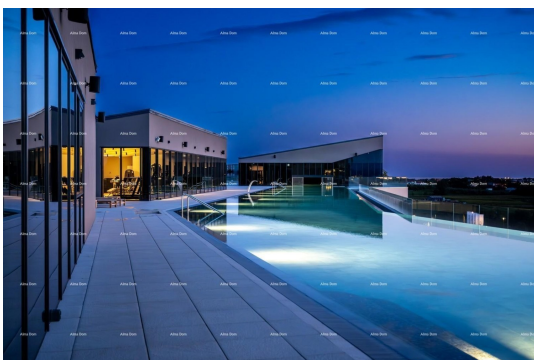
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	10856
<b>Location :</b>	Umag
<b>Building size :</b>	329.19 m2
<b>Lot size :</b>	212 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	300 m
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2020

Price : 2.268.557 €

This standalone Type 3 villa 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 central part of the property and offer unobstructed views of the beautiful bay from most rooms. The villa comprises 3 bedrooms, a studio room, 4 bathrooms, an open living room with fantastic views, a playroom, a garage for two cars, and a garden.

The net area of villa 24 is 329.19 m<sup>2</sup>, which includes a basement, ground floor, first floor, and second floor. The basement consists of: a staircase, hallway, equipment room, bathroom, wine cellar, playroom, elevator, and storage.

The ground floor features: a staircase, hallway, studio room, bathroom, equipment room, and garage.

On the first floor, there is a staircase, hallway, laundry room, 2 bedrooms, 2 bathrooms, and terraces.

The second floor includes a kitchen + dining room + living room, a toilet, a bedroom, a bathroom, and a terrace.

The interior of the villa is adorned with lowered ceilings in all rooms with a height of 280 cm, first-class ceramic tiles from Cerim and Caesar in the bathrooms, and first-class parquet flooring in the bedrooms, with Hansgrohe fixtures in the

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bathrooms.

Heating and cooling for the entire villa are regulated by water heat pumps, which are also silent. The villa can be furnished in three styles: Mediterranean, eclectic, or luxury model.

For more information, please