

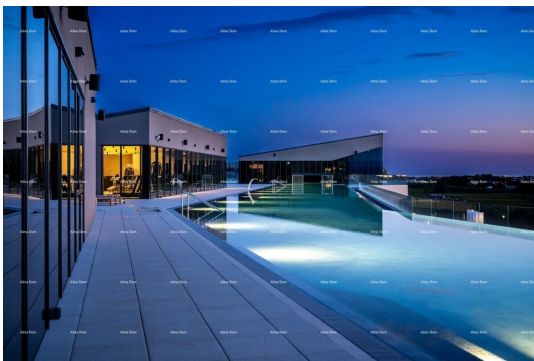
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10858
<b>Location :</b>	Umag
<b>Building size :</b>	279.96 m2
<b>Lot size :</b>	278 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>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<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 :** 2.146.382 €

This standalone Type 2 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 2 bedrooms, a studio room, 3 bathrooms, an open living room with fantastic views, a playroom, a garage, a parking space, and a garden.

The net area of villa 29 is 279.96 m<sup>2</sup>, which includes a basement, ground floor, and first floor.

The basement consists of: a staircase, hallway, WC, wine cellar, laundry room, playroom, and storage.

The ground floor of the villa includes: a staircase, hallway, equipment room, studio room, bathroom, and garage.

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

The first floor features a kitchen + dining room + living room, WC, and 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

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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.

For more information, please