

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10877
<b>Location :</b>	Umag
<b>Building size :</b>	328.88 m <sup>2</sup>
<b>Lot size :</b>	291 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>	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 :** 2.515.100 €

This standalone 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 a fantastic view, a playroom, a garage for two cars, and a garden.

The net area of the villa, 31, is 328.88 m<sup>2</sup> and includes a basement, ground floor, first floor, and second floor.

The basement consists of: a staircase, hallway, tavern, bathroom, wine cellar, playroom, elevator, and storage.

On the ground floor of the villa, there are: 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.

On the second floor, there is a kitchen + dining room + living room, a toilet, a bedroom, a bathroom, and a terrace.

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

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Hansgrohe fixtures in the 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