

ISTRIA ADRIA

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Code :	11414
Location :	Umag
Building size :	220 m2
Lot size :	500 m2
Garden size :	0.00 m2
Distance from center :	5000 m
Distance from sea :	300 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2023

Price : 1.050.000 €

This elegant house in Umag, located just 300 meters from the sea, is a perfect opportunity for those seeking a combination of comfort and luxury. With 220 m² of living space spread over three floors (basement, ground floor, first floor), it offers three bedrooms, two living rooms, and a spacious playroom. Built in 2023, it guarantees a modern design with neoclassical elements. Enjoy underfloor heating, air conditioning, and security systems.

This new construction features a spacious yard of 500 m², providing the perfect place for family and relaxation close to all the amenities Umag has to offer. Large glass walls allow for plenty of light and a sea view!

The company sells under the VAT system; the price for a legal entity is €1,050,000 plus VAT.

It is located in a gated resort with access to multiple outdoor pools and play areas. The villa is fully furnished with Italian Poliform furniture, which is among the best in the world.