ISTRIA ADRIA
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Code :	13390
Location :	Umag
Building size :	262.99 m2
Garden size :	0.00 m2
Distance from center :	7000 m
Distance from sea :	300 m
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2020

Price : 1.746.375 €

This detached 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 of 105 meters, and three smaller buildings with 6 apartments each.

Villas of this type are located in the northern part of the resort and have a sea view 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 14 is 262.99 m2 and includes a basement, ground floor, and first floor. The basement consists of: staircase, hallway, equipment room, bathroom, studio room, playroom, storage.
On the ground floor of the villa, there are: staircase, hallway, laundry room, 2 bedrooms, 2 bathrooms, balcony.
On the first floor, there is a kitchen + dining room + living room, toilet, 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, first-class parquet in the bedrooms, Hansgrohe bathrooms.

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

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