ISTRIA ADRIA
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Code :	13803
Location :	Umag
Building size :	328.46 m2
Lot size :	205 m2
Garden size :	0.00 m2
Distance from center :	7000 m
Distance from sea :	300 m
Number of floors :	4
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	4
Parking :	Yes
Garage :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2020

Price : 2.007.638 €

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 most rooms offer an unobstructed view of the beautiful bay. Villa type 3 is semi-detached with a southern entrance. 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 villa 39 is 328.46 m², which includes a basement, ground floor, first floor, and second floor.

The basement consists of: a staircase, hallway, tavern, toilet, wine cellar, playroom, elevator, and storage.
On the ground floor of the villa, there are: a staircase, hallway, studio room, bathroom, equipment room, garage, and kitchen.
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, toilet, bedroom, bathroom, and terrace.

The interior of the villa features suspended ceilings in all rooms

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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 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.