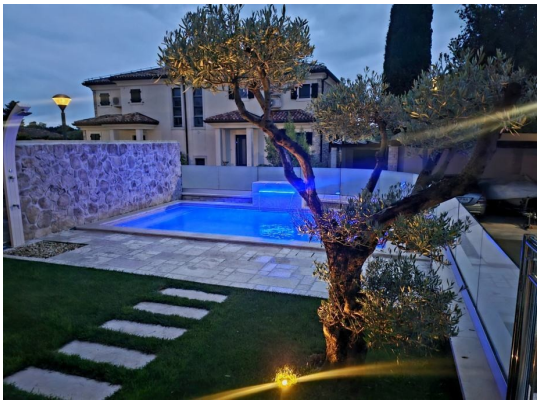
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Code :	15227
Location :	Umag
Building size :	220 m2
Lot size :	559 m2
Garden size :	0.00 m2
Distance from sea :	120 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	2019

Price : 1.375.000 €

In one of the most desirable locations in Umag, within an exclusive and completely private gated community, this impressive villa combines top-quality construction, modern design, and a unique Mediterranean ambiance. Just 120 meters from the sea and beach, the property offers complete privacy, comfort, and luxury in one of the most attractive locations on the western coast of Istria.

The villa has a total living area of approximately 220 m² and is situated on a well-maintained and fully enclosed plot of 559 m², spanning three levels carefully designed for comfortable family living, relaxation, or luxury tourist rental.

The basement features two spacious bedrooms, a fully equipped bathroom, and an additional kitchen. A highlight of this space is the elegantly designed entertainment area with a professional bar, darts, and foosball, creating an ideal setting for gatherings and relaxation.

The ground floor is designed as the central part of the house, characterized by spaciousness, natural light, and a connection to the outdoor space. The open-concept living room and dining area are linked to a sunny terrace and a heated pool. Special attention is drawn to the unique custom kitchen crafted by a top Istrian carpenter, equipped with high-quality appliances from renowned manufacturers and designed as the central aesthetic element of the home.

On the first floor, there is a luxurious master bedroom with its own elegant bathroom and a private balcony offering a charming

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view of the oldest lighthouse on the Adriatic. Also on this level is another bedroom and an additional bathroom with a walk-in shower.

The house was built in 2019 and is in excellent condition. It features underfloor heating in all rooms through an electric central system and air conditioning in every room, ensuring maximum comfort throughout the year. All three bathrooms are finished with high-quality ceramics and modern walk-in showers, while electric shutters and an integrated alarm system further enhance security and comfort.

The heated pool, measuring 5.5 x 3 meters, allows for enjoyment for most of the year, while the covered south-facing terrace with an outdoor grill provides an ideal space for al fresco dining. The landscaped Mediterranean garden with automatic lighting further emphasizes the exclusivity of this property.

The property includes one covered parking space and two additional outdoor parking spaces. The energy class is B.

The location represents a perfect blend of privacy and accessibility to all amenities. The center of Umag is just 2 kilometers away, while nearby are top-notch restaurants, wineries, olive groves, and numerous sports and recreational facilities for which Istria is known. The airports in Trieste and Pula are easily accessible, making this property an excellent choice for both private use and luxury tourist rental.