

## ISTRIA ADRIA

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<b>Code :</b>	02302
<b>Location :</b>	Umag
<b>Building size :</b>	192.13 m2
<b>Lot size :</b>	322 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

Price : 1.046.766 €

New in the offer!

These beautiful villas have a unique design.

Given their incredible location, they create a natural and unexpected expression of what beautiful, livable, modern spaces can be.

See nature from a beautiful, modern home that combines minimalist architecture with rustic design elements.

Villa A5, with a total area of 249.23 m2, consists of the ground floor and the first floor. On the ground floor there is a hallway, living room, kitchen with dining room, bathroom and storage room.

The first floor is accessed by stairs and consists of a hallway, 3 bedrooms, one of which is a master bedroom with an ensuite bathroom, another bathroom and each room has access to a covered balcony.

In the yard there is a swimming pool and a terrace of 57.1 m2. The villa has two parking spaces.

The villas are located along the beautiful coast of Istria, between the sea and the forest, providing comfort and convenience - close enough to the big cities for your metropolitan needs and far enough to enjoy your seaside retreat. Your feeling of summer will last all year round.

Note: The stated price is for legal entities. For private individuals, a VAT of 25% is added to the price.

For more information, please

### Ground floor

1 Coridore .....	10.06 m <sup>2</sup>
2 Kitchen .....	14.79 m <sup>2</sup>
3 Dining .....	19.20 m <sup>2</sup>
4 Living room .....	25.92 m <sup>2</sup>
5 Bathroom .....	6.60 m <sup>2</sup>
6 Pantry .....	8.45 m <sup>2</sup>

### First floor

13 Stair .....	7.95 m <sup>2</sup>
14 Coridore .....	7.07 m <sup>2</sup>
15 Bedroom 1 .....	14.24 m <sup>2</sup>
16 Bedroom .....	16.76 m <sup>2</sup>
17 Bedroom 3 .....	18.93 m <sup>2</sup>
18 Bathroom 1 .....	4.14 m <sup>2</sup>
19 Bathroom 2 .....	4.48 m <sup>2</sup>

