

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
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<b>Code :</b>	09425
<b>Location :</b>	Umag
<b>Building size :</b>	500.59 m <sup>2</sup>
<b>Lot size :</b>	565 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	300 m
<b>Number of floors :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	6
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2020



**Price :** 2.872.075 €

This detached villa type 4 is located in a closed luxury resort in the north of the Istrian peninsula.

The resort itself consists of 55 villas, aparthotels of 179 apartments with a large infinity pool of 105 meters, and three smaller buildings each with 6 apartments.

Villa type A - 44

The villa is adorned primarily by a large roof pool 135 cm deep. The villa is south oriented with sea views.

The net area of

the villa of 500.59 m<sup>2</sup> includes two basement floors.

On the floor - 2 there is a wine cellar, toilet, small elevator  
 On the ground floor of the villa there are three bedrooms with bathrooms, while on the first floor there is another bedroom, bathroom, toilet, living room and kitchen.

On the second floor there is an infinity pool with a hydromassage bench and a sea view.

The interior of the villa is adorned with suspended ceilings in all rooms 280 cm high, ceramic tiles I class Cerim, Caesar in the bathrooms, parquet I class in the bedrooms, bathrooms Hansgrohe.



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Heating and cooling throughout the villa is regulated by water heat pumps which are also noiseless.

The furnishing of the villa is possible in three styles:

Mediterranean, eclectic or luxury model.