

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09617
Location :	Umag
Building size :	262.74 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
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2020

Price : 1.703.156 €

This detached Type 1 villa is located in a gated luxury community in the northern part of the Istrian peninsula.

The community itself 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 northern part of the resort and offer sea views 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 13 is 262.74 m2, which includes a basement, ground floor, and first floor. The basement comprises: a staircase, hallway, utility room, bathroom, studio room, playroom, and storage.

On the ground floor of the villa, you will find: a staircase, hallway, laundry room, two bedrooms, two bathrooms, and a balcony.

On the first floor, there is a kitchen + dining area + living room, a toilet, and a terrace.

The interior of the villa is adorned with suspended ceilings throughout all rooms, standing at a height of 280 cm, Class I ceramic tiles from Cerim and Caesar in the bathrooms, and Class I parquet flooring in the bedrooms, with Hansgrohe fittings in the bathrooms.

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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 luxurious model.

For additional information, please