



ALMA DOM INVEST

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Code :	24315
Location :	Umag
Building size :	328.88 m2
Lot size :	291 m2
Distance from center :	7000 m
Distance from sea :	300 m
Seaview :	No
Number of floors :	4
Number of rooms :	3
Number of bathrooms :	4
Year of construction :	2020
Energy efficiency :	A+
Garage :	Yes
Parking :	Yes
Air conditioning system :	Yes
Elevator :	Yes

Price : 2.515.100 €

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 offer unobstructed views of the beautiful bay from most rooms. 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 the villa, 31, is 328.88 m² and includes a basement, ground floor, first floor, and second floor.

The basement consists of: a staircase, hallway, tavern, bathroom, wine cellar, playroom, elevator, and storage.

On the ground floor of the villa, there are: a staircase, hallway, studio room, bathroom, equipment room, and garage.

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, a toilet, a bedroom, a bathroom, a...