



DAMAC d.o.o.

## ALMA DOM INVEST

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|                                  |           |
|----------------------------------|-----------|
| <b>Code :</b>                    | 24319     |
| <b>Location :</b>                | Umag      |
| <b>Building size :</b>           | 327.90 m2 |
| <b>Lot size :</b>                | 205 m2    |
| <b>Distance from center :</b>    | 7000 m    |
| <b>Distance from sea :</b>       | 300 m     |
| <b>Seaview :</b>                 | No        |
| <b>Number of floors :</b>        | 4         |
| <b>Number of rooms :</b>         | 3         |
| <b>Number of bathrooms :</b>     | 4         |
| <b>Year of construction :</b>    | 2020      |
| <b>Energy efficiency :</b>       | A+        |
| <b>Garage :</b>                  | Yes       |
| <b>Parking :</b>                 | Yes       |
| <b>Air conditioning system :</b> | Yes       |
| <b>Elevator :</b>                | Yes       |



**Price :** 2.007.250 €



This standalone Type 2 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 most rooms offer unobstructed views of the beautiful bay. Type 3 villa is semi-detached with a southern entrance. 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 villa 36 is 327.9 m<sup>2</sup>, including the basement, ground floor, first floor, and second floor.

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

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

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 + din...

