



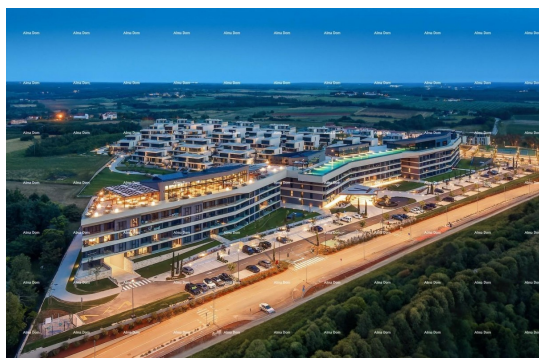
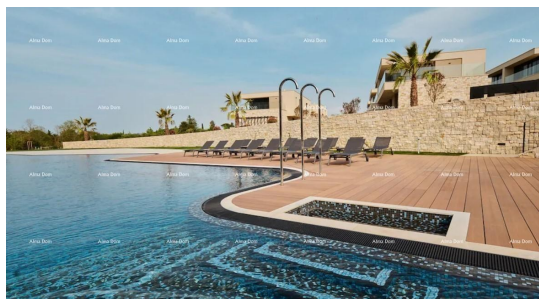
ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

info: +44 7375 637471 | +385 98 420 885



Code :	28087
Location :	Umag
Building size :	329.13 m2
Lot size :	212 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

Price : 2.268.519 €

This standalone Type 3 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 fantastic views, a playroom, a garage for two cars, and a garden.

The net area of villa 23 is 329.13 m², which includes a basement, ground floor, first floor, and second floor. The basement consists of: a staircase, hallway, equipment room, bathroom, wine cellar, playroom, elevator, and storage.

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

The first floor features a staircase, hallway, laundry room, 2 bedrooms, 2 bathrooms, and terraces.

The second floor includes a kitchen + dining room + living room, a toilet, a bedroom, a bathroom, and a terr...