



DAMAC d.o.o.

## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

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



<b>Code :</b>	28305
<b>Location :</b>	Umag
<b>Building size :</b>	220 m2
<b>Lot size :</b>	432 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2019
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 1.300.000 €

New in the offer!

A beautiful villa in the Mediterranean style, located in a smaller closed residential complex of 10 villas, built in 2019.

The residence is only 5 km from the center of Umag.

The villa consists of a ground floor and a first floor.

On the ground floor there is: living room, kitchen and dining room, bathroom and laundry room.

The first floor includes three bedrooms with private bathrooms.

Two bedrooms have access to a shared terrace, while one bedroom has its own terrace.

Underfloor heating in all rooms, air conditioning in all rooms, Miele kitchen appliances and washers and dryers, heated pool, summer kitchen with toilet, technical room and four parking spaces (48m2).

There are tennis courts and golf courses in the immediate vicinity. The beach is about 500 m away.

The price is: EUR 1,300,000 including VAT.

The buyer does NOT pay the 3% real estate sales tax.

For more information, as well as the price, please contact:

Azra

+385 91 611 5706

+385 98 420 885

[azra@almadominvest.com](mailto:azra@almadominvest.com)