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| Code : | 01434 |
| Location : | Umag |
| Building size : | 220 m2 |
| Lot size : | 506 m2 |
| Number of floors : | 2 |
| Number of rooms : | 4 |
| Number of bedrooms : | 3 |
| Number of bathrooms : | 3 |
| Energy efficiency : | Not specified |
| Distance from center : | 7000 m2 |
| Distance from sea : | 100 m2 |
| Year of construction : | 2007 |
| Year of last adaptation : | 2014 |
| Parking : | Yes |
| New construction : | Yes |
| Attractive location : | Yes |
| Seaview : | Yes |
| Arranged environment : | Yes |
| Swimming pool : | Yes |
| Automatic irrigation : | Yes |
| Central heating : | Yes |
| Fireplace : | Yes |
| Terrace : | Yes |
| Roof terrace : | Yes |
| Furnished : | Yes |
| Alarm : | Yes |

Price : 1.350.000 €

This extraordinary modern villa is situated in an exclusive location, just 100 meters away from the seashore and 7 kilometers from the enchanting town of Umag. Positioned as the first property along the coast, it holds a central place in all activities. Along the coast, there is a promenade with numerous hospitality establishments and various tourist amenities, including restaurants, beach bars, and shops. The villa consists of two floors with a total area of 220 m2.

The spacious ground floor encompasses a large living room with three big sofas, a superbly equipped kitchen and dining area, a spacious bedroom with its own bathroom, and a guest WC. On the first floor, there are two more bedrooms with a shared bathroom, and a large terrace with an impressive sea view. The villa is fully furnished with high-quality Italian furniture.

The plot, covering an area of 506 m2, is partially paved with stone where two parking spaces are located, while the other part is landscaped with a lawn, Mediterranean plants, and olive trees. At the front, towards the west side, a pool and sunbathing area dominate. This



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