



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