



<b>Code :</b>	01440
<b>Location :</b>	Umag
<b>Building size :</b>	260 m2
<b>Lot size :</b>	750 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Energy efficiency :</b>	Not specified
<b>Distance from sea :</b>	700 m2
<b>Parking :</b>	Yes
<b>New construction :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Outdoor jacuzzi :</b>	Yes
<b>Automatic irrigation :</b>	Yes
<b>Automatic irrigation :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Jacuzzi :</b>	Yes
<b>Terrace :</b>	Yes
<b>Furnished :</b>	Yes
<b>Alarm :</b>	Yes
<b>Security doors :</b>	Yes

**Price :** 1.350.000 €

A Smart Home villa with a heated pool is for sale in the vicinity of Umag. The net floor area of the villa is 260 m2, and the landscaped garden covers 750 m2. The villa spans two floors, with a spacious kitchen, dining area, and open-plan living room on the lower level. From the living room, there is access to a terrace with a sunbathing area and a heated saltwater pool of 45 m2. The lower level also features a large bedroom with an attached bathroom, which opens onto the terrace. Additionally, there is a wellness area, a guest toilet, and a technical room on this floor.

On the upper floor, there are three bedrooms, each with its own bathroom. Two of the bedrooms have access to a large covered terrace where you can enjoy an evening soak in the jacuzzi. The villa is sold fully furnished with high-quality, custom-made furniture. The garden includes a barbecue, sanitary facilities, and four parking spaces. The villa is equipped with a smart home system, video surveillance, and an alarm. Heating is provided by underfloor heating with a heat pump, and cooling is achieved through fan coils. The windows and doors are...