



Ref: 0053

## Vila near the sea

Umag, Umag

# 1.315.968 EUR

 274,16 m<sup>2</sup>

 567,67 m<sup>2</sup>

 200 m

 2024

### DESCRIPTION

In the Lovrečica settlement, there is a resort consisting of 21 villas and 16 apartments. The resort includes a range of amenities such as wellness and SPA, a modern equipped fitness center, a café and wine bar, and a charging station for electric cars. The resort will have 24-hour video surveillance. The villa has a total area of 274.16 m<sup>2</sup> and consists of a hallway, living room, kitchen and dining area, 4 bedrooms, 4 bathrooms, and a terrace of 41.25 m<sup>2</sup>. The joinery is Schüco aluminum with electric shutters, and heating is provided by a Daikin heat pump. The house will be clad with Istrian stone, which is characteristic of this area. The house includes parking and will be equipped with a smart home system, which is an added value. The completion deadline is summer 2025. The price is expressed without VAT. The houses are sold on a turnkey basis. Nearby the property, there is a beach 200 m away, a store 500 m, a beach bar 200 m, and Umag 5000 m.

For more information:

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### LOCATION

- Distance to the sea: 200 m
- Distance to town centre: 5000 m
- Distance to the beach: 200 m

### ROOMS & FLOOR LEVEL

- Number of floors: 1

### FEATURES & AMENITIES

- Swimming pool

### BUILDING & CONDITION

- Year built: 2024
- Property condition: Newly built
- Construction stage: Completed

### HEATING

- Primary heating: Underfloor heating
- Underfloor heating
- Energy source: Electricity
- Air conditioning

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## UTILITIES & CONNECTIONS

- Sewerage
- Fibre internet

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## DOCUMENTATION

- Building permit
- Energy rating: A+