



Ref: 0052

Villa near the sea

Umag, Lovrečica

1.211.136 EUR

4	4	252,32 m ²
464,3 m ²	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 place for charging electric cars. The resort will have 24-hour video surveillance. The villa has a total area of 252.32 m² and consists of a hallway, living room, kitchen and dining area, 4 bedrooms, 4 bathrooms, and a terrace of 34.87 m². 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 one garage space. The house 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 are a beach 200 m away, a shop 500 m away, a beach bar 200 m away, and Umag 5000 m away. C-17

For more information:

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ID NEKRETNINE: C - 17

LOCATION

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

ROOMS & FLOOR LEVEL

- Number of bedrooms: 4
- Number of floors: 1
- Number of bathrooms: 4
- Storage room

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

UTILITIES & CONNECTIONS

- Sewerage
- Fibre internet

DOCUMENTATION

- Energy rating: A+