



<b>Code :</b>	02364
<b>Location :</b>	Umag
<b>Building size :</b>	262 m2
<b>Lot size :</b>	198 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	8000 m
<b>Distance from sea :</b>	150 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 1.703.156 €

For sale, a beautiful villa with an area of 262 m2 with a 198 m2 yard located within an attractive resort with numerous gardens.

The villa is located near the landscaped park and resort pool with many restaurants, cafes and markets, and is located on private land, with a total yard area of 198 m2.

The basement of the villa consists of a playroom, a studio that can be used as a study or bedroom, a bathroom and a storage room.

The ground floor of the villa consists of two bedrooms with en suite bathrooms, a terrace and a laundry room.

The first floor of the villa consists of a spacious living room with a kitchen and dining room, a toilet and a terrace of 45 m2.

Below are some of the wide selection of services to ensure the impression and experience of luxury: • 24h supervision • maintenance service • concierge • transfers (by road or sea) from Venice, Pula, Rijeka and Trieste • housekeeper on location • electric buggy - free of charge transportation to the nearby beach • electric car charging station • restaurants and cafes by the in-ground pool • gym and sports facilities • on-site s...