

## Lovrečica! Luksuzna vila sa bazenom u ekskluzivom resortu!, Umag, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Lovrečica! Luksuzna vila sa bazenom u ekskluzivom resortu!  
Property for: Sale  
House type: detached  
Property area: 211 m<sup>2</sup>  
Lot Size: 57 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 1.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Umag

City area: Lovrečica  
ZIP code: 52470



## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes

## Description

Description:

Istria, Lovrečica! Just a few steps from the sea and beautiful beaches, located in an exceptional location in an exclusive resort, there is this luxurious villa with a swimming pool! The villa is located on a plot of land of 353 m<sup>2</sup>. The total area of the villa is 211 m<sup>2</sup> and extends over two floors. On the ground floor of this beautiful villa there is a living room with an open-plan kitchen and dining room, 1 bedroom, a bathroom, and a storage room. From the living room there is a covered terrace from which you can access the landscaped garden area, where there is a beautiful swimming pool with a sunbathing area, a part for rest and enjoyment, and two parking spaces. The first floor is accessed by a luxurious internal staircase, where there are 2 bedrooms, each with its own bathroom, one of which is the master bedroom with an exit to the terrace with a view of the sea. The villa will be built with top quality materials and floor heating with a heat pump and cooling with air conditioners. The villa is sold on a turnkey basis, which includes a fully furnished and ready-to-move-in property without furniture. The planned start of the works is the fall of 2023, and the completion of the works is the summer of 2025. The special feature of this villa is not only its exceptional luxurious appearance and content, but also the closed resort itself, which offers, in addition to excellent facilities, such as reception, restaurant, wine bar, shared pool, spa and relaxation zone, gym as well as environmental maintenance services and others. Due to its location and contents, the villa is an excellent choice for anyone looking for luxury near the sea, either for use for tourist purposes, vacations or for year-round living. Just a few steps away are beautiful beaches, the sea, various quality restaurants, cafes, promenades, bicycle paths, a children's playground and various other necessary amenities. The center of Umag is 5 minutes away by car.  
ID CODE: 1027-565

## Additional contact info

Reference Number: 513792  
Agency ref id: 1027-565