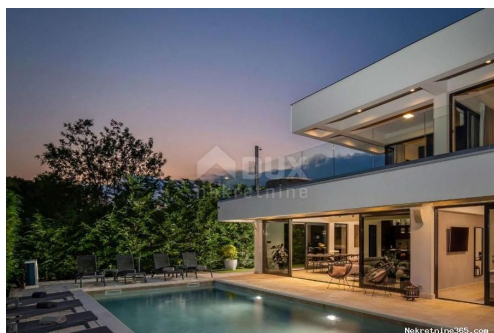


## UMAG, LOVREČICA - Dizajnerska vila na tihoj lokaciji, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	UMAG, LOVREČICA - Dizajnerska vila na tihoj lokaciji
Property for:	Sale
House type:	detached
Property area:	278 m <sup>2</sup>
Lot Size:	756 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,350,000.00 €
Updated:	Jun 30, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag
City area:	Lovrečica
ZIP code:	52470

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
--------------------	---



### Heating

Central heating:	yes
------------------	-----

### Parking

Number of parking spaces: 4

## Description

Description:

UMAG, LOVREČICA - Designer villa in a quiet location For sale is a beautiful modern villa with a heated pool, located in idyllic Lovrečica. This imposing property offers everything you need for a comfortable and luxurious life. The total net usable area of the villa is 278 square meters, and the entire garden covers 756 square meters. The villa consists of two floors, providing family or guests with plenty of space and privacy. On the ground floor you will find a spacious open space with a living room and a modern kitchen. There is also a bedroom with its own bathroom here. For those who like wellness, there is also a sauna for complete relaxation. On the first floor of the villa there are 3 elegantly decorated bedrooms, each with its own bathroom. Two of these bedrooms have access to a spacious covered terrace, where you can relax in the jacuzzi with a beautiful view of the surroundings. The villa is surrounded by a beautifully landscaped garden that offers many opportunities for entertainment and relaxation. The main attraction is the heated pool of 45 square meters, ideal for refreshing at any time of the year. There is also an outdoor shower and barbecue for hanging out with family and friends. This villa is equipped with the latest technologies, including a smart home management system, security cameras and an alarm system. Heating is provided by underfloor heating via a heat pump, while cooling is ensured via a fan coiler. Aluminum joinery contributes to the modern and elegant appearance of the villa. The villa is sold fully furnished with high-quality furniture and first-class appliances, which means you can move in immediately and enjoy a luxurious life in this beautiful location. The distance from the sea and the beach is only 800 meters, which makes this villa a perfect choice for those looking for a combination of luxury and closeness to nature. Do not miss the opportunity to become the owner of this extraordinary property. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23862

## Additional contact info

Reference Number: 515915  
Agency ref id: 23862