

## Moderno dizajnirana villa sa velikom okućnicom i predivnim pogledom na more, 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:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
Country:	Croatia
Region:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440
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About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Moderno dizajnirana villa sa velikom okućnicom i predivnim pogledom na more
Property for:	Sale
House type:	detached
Property area:	500 m <sup>2</sup>
Lot Size:	4716 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	4
Price:	1.00 €
Updated:	Apr 16, 2024

#### Condition

Built: 2013

#### Location

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

City area: Umag  
ZIP code: 52470

## Permits

Building permit: yes

## Additional information

Energy efficiency: A+



## Parking

Garage: yes  
Covered parking space: yes

## Description

Description:

Istria, Umag For sale is a modernly designed and well-equipped villa with a large garden and a beautiful sea view not far from Umag. The villa has an area of 500m<sup>2</sup> and spreads over the basement, ground floor and first floor. On the ground floor there is a spacious living room with a fireplace, well-equipped and openly designed kitchen and dining room, hallway, bedroom and bathroom. The dining room opens onto the pool next to which there is a covered terrace with a barbecue and is ideal for enjoying the summer months. The pool also has the possibility of heating. Stairs lead to the first floor, where there are 3 bedrooms, each with its own bathroom equipped with quality sanitary ware. Upstairs there is a spacious roof terrace with a beautiful sea view. On the roof terrace there is a possibility of installing a jacuzzi. In the basement there is a private cinema with a projector, screen and sound system and a space for socializing. In the basement there is a boiler room and a garage with space for several parking spaces. The villa also has a heat pump and is heated by underfloor heating, air conditioning and a fireplace. Underfloor heating can be controlled using a mobile app. The villa is equipped with quality and modern furniture. There is also an alarm system. Spacious and fenced garden that offers peace and privacy is 4716 m<sup>2</sup>. Within the garden there is space for several parking spaces. In the large garden that surrounds the villa there is a variety of Mediterranean plants, which makes the garden a real green oasis. There is also an irrigation system designed to maintain green areas. The first beautiful and well-kept beaches are only 400m away from the villa, and nearby there are many restaurants, cafes, shops, promenades, bike paths and various other facilities. The center of Umag is only a few minutes drive away, and the border with Slovenia is not far. It is a truly architecturally attractive building that offers luxury, comfort and enjoyment. This beautiful villa is ideal for vacation and tourism, but also for year-round living. ID CODE: 1010-593

## Additional contact info

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