

## UMAG, LOVREČICA - Fantastična vila u resortu sa 5\*\*\*\*\*, 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  
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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 - Fantastična vila u resortu sa 5*****
Property for:	Sale
House type:	semi-detached
Property area:	211 m <sup>2</sup>
Lot Size:	344 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Nov 16, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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

### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	UMAG, LOVREČICA - Fantastic villa in a 5***** resort Lovrečica is a small fishing village on the west coast of Istria, known for its beauty and clean sea. Some of the interesting contents in Lovrečica are the church of St. Lovre, Camp
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Park Umag, bike paths and diving center Welcome to an oasis of luxury and relaxation, welcome to this beautiful semi-detached villa, perfectly located in a 5\* resort just 100 meters from the shore of the magical sea. This unique property will delight you with its luxury and comfort, with a total area of 193.84 square meters and a beautiful terrace of 18.11 square meters, located on an enchanting plot of 344 square meters. The ground floor welcomes you with an impressive entrance hall that leads to a spacious kitchen with a dining room, creating a perfect place for family gatherings and enjoying gastronomic magic. In addition, the ground floor offers a comfortable bathroom and a practical pantry, perfect for organizing and storing all your necessities, and one bedroom. On the first floor, the hallway leads you to two spacious bedrooms, each with its own luxurious bathroom. Whether you want to enjoy a peaceful sleep or relax in a convenient location after a busy day, these rooms will provide you with the perfect private space for relaxation. Set aside time for yourself and use your terrace, where you can enjoy a wonderful view of the surroundings and feel the breeze from the sea. This villa also comes with a lavish swimming pool and an enchanting garden, which take your breath away with their beauty and magical ambiance. Enjoy refreshing moments of swimming in the pool or simply relax with the sounds of nature in the garden. Since the villa is located in the resort, the future owners have access to a whole range of facilities, including a wellness center, spa, children's playground, outdoor gym and everything a high-end resort has to offer. Here you will find everything you need for a balanced and luxurious lifestyle. In addition to its impressive appearance, this property stands out for its quality construction, which is the foundation of beauty and durability. Regardless of your wishes and needs, this luxury villa will not disappoint you, but will exceed all your expectations in terms of stylish and comfortable living space. So, stop and pause, because this double villa is waiting just for you. Bring your dreams and make them come true in this paradise of luxury and comfort. Come and discover the magic of this property, sail into your own idyllic world of comfort and relaxation. The advantage of new customers is that they can enjoy it carefree even when they are not at the location, because the resort will take care of the maintenance and arrangement for the future owners, and they have the option of renting their villa to them if the customers wish. The property is subject to VAT. 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: 25809

## Additional contact info

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