

## UMAG, LOVREČICA - Luksuzna vila 100m od mora, Umag, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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Address: Tizianova 8  
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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 - Luksuzna vila 100m od mora
Property for:	Sale
House type:	semi-detached
Property area:	249 m <sup>2</sup>
Lot Size:	320 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

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 2

## Description

Description:

UMAG, LOVREČICA - Luxury villa 100m from the sea 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 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 192.13 square meters and beautiful terraces of 57.1 square meters, located on an enchanting plot of 320 square meters. With its stunning architecture and carefully designed layout, this villa takes your breath away from the first step inside. On the ground floor, you are greeted by an elegant entrance hall that leads you to a spacious kitchen with a dining area, where you can comfortably hang out with family and friends. In addition, the ground floor offers a bathroom and a storage room for all your storage needs. On the first floor, discover 3 more enchanting bedrooms all with their own luxurious bathrooms, providing intimacy and comfort for the whole family. Each room is carefully designed to ensure maximum comfort and offering a quiet corner for relaxation and rest. But that's not all! This villa also includes a luxurious swimming pool and a beautiful garden where you will be able to enjoy all the charms of nature. But that's not all! 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. Regardless of everything, you will find complete comfort and happiness here. In addition to its superior appearance, this property stands out for its exceptional construction quality, which guarantees a long-lasting and valuable investment. Every corner inside the villa exudes luxury and quality, providing you with an impressive experience of staying in your own paradise. This unique semi-detached villa is waiting for you, offering you an incredible opportunity to live your dreams. Come and discover all the charms of this luxurious home and indulge in the pleasure and comfort it provides. 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: 25804

## Additional contact info

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