

## ISTRA, UMAG (okolica) - Samostojeća vila u luksuznom resotu, 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  
ZIP code: 51000  
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:	ISTRA, UMAG (okolica) - Samostojeća vila u luksuznom resotu
Property for:	Sale
House type:	detached
Property area:	274 m <sup>2</sup>
Lot Size:	592 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	1.00 €
Updated:	Aug 19, 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 - Detached villa in the luxury 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, Park Umag camp, cycling trails and diving center Welcome to an exclusive oasis of luxury and elegance - a villa located in a beautiful 5-star resort. This luxurious villa offers an incredible combination of privacy and unique amenities that will delight all your senses. The area of the villa is 232.91m<sup>2</sup> plus a spacious terrace of 34.87m<sup>2</sup> located on a plot of 425m<sup>2</sup>. As you step through the front door of this villa on the ground floor, you will be greeted by a spacious hallway leading to the open plan kitchen, dining and living room. The stylishly designed interior provides a perfect harmony of modern elegance and comfort. There is also a proposal for a bedroom, perfectly decorated with silky beds that invite you to rest. In addition, there is also a bathroom and a toilet that are superbly equipped with all the necessary luxury details. On the first floor, there are three spacious and luxuriously furnished bedrooms, each with its own private bathroom that provides an additional sense of intimacy and comfort. Designed for comfort, this floor also contains a laundry room to facilitate your daily needs. Outside the villa, the spacious garden and swimming pool make the perfect place to relax and enjoy the sunny days. The pool exudes elegance and style, and provides refreshment on warm summer days. In the garden you can spend time in peace and quiet, enjoying the beauty of nature and the flowering plants that surround this oasis. In addition to all these benefits, the buyers of this villa have a special advantage - the possibility to take care of the guests and maintenance of the villa while they are not present. This advantage allows you to feel secure knowing that your villa will be carefully maintained and guests will experience uninterrupted service. But that is not all! The resort where the villa is located offers a number of exclusive benefits that will satisfy even the highest demands. You can indulge in the benefits of the wellness center and spa treatments, your child can enjoy the children's playground, and you can maintain your exercise routine in the modern gym. This villa is the flower decoration of this idyllic resort. Everything you need is at hand, whether it's luxury, privacy or relaxation. Here you will experience a real heavenly escape from the hustle and bustle of everyday life. Welcome to an oasis that will enchant you and free you from all your needs and desires. 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: 25950

## Additional contact info

Reference Number: 548367  
Agency ref id: 25950