

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2684
Location :	Umag
Building size :	194 m2
Lot size :	460 m2
Distance from center :	8 m
Distance from sea :	700 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	2
Sea View :	Yes
Parking :	Yes
Furnished :	Yes
Basement :	Yes
Internet :	Yes
PVC doors and windows :	Yes
ALU doors and windows :	Yes
El. blinds :	Yes
Mosquito nets :	Yes
Covered terrace :	Yes
Arranged environment :	Yes
Swimming pool :	28 m2
Barbecue :	Yes
Automatic irrigation :	Yes
Terrace :	Yes
Heated pool :	Yes
Outdoor kitchen :	Yes
Sun lounge :	Yes
Covered terrace :	Yes
Air conditioning :	Yes
Floor heating (heat pump) :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Fenced property :	Yes
Condition :	New construction
Energy efficiency :	A+
Year of construction :	2023
Sewerage :	Yes

Price : 880.000 €

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There is a fully furnished and equipped villa with a swimming pool near Savudrija and its beaches. With a size of 194m² and situated on a fenced plot of 650m², this villa offers ample space for relaxation and entertainment.

The ground floor consists of a storage room, a guest toilet, a bedroom with its own bathroom, a kitchen with a dining table, and a living room with access to a beautiful covered terrace and a 28m² heated pool.

In addition, there is a summer kitchen of 47 m², a toilet, and an entertainment area with a pool table in the basement.

Climb the stairs to the first floor of this modern villa and discover three bedrooms with their own bathrooms, two of which lead to a 21.60m² terrace with a spectacular view of the sea and olive groves.

Enjoy the additional comfort of underfloor heating powered by a heat pump for winter days, while air conditioners in each room cool the ambiance during hot summer days. The Smart Home concept provides the new owner with additional comfort and control over the house.

Located in a quiet location only 700 m from the sea and close to all essential amenities, this villa represents an excellent investment as a private vacation home or summer rental.

The distance from Umag is only 8 km, Novigrad 18 km, and Portorož airport 25 km