

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2743
Location :	Umag
Building size :	262 m2
Lot size :	1024 m2
Distance from center :	6 m
Distance from sea :	6 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
Wellness :	Yes
Sauna :	Yes
Furnished :	Yes
Basement :	Yes
Internet :	Yes
ALU doors and windows :	Yes
Covered terrace :	Yes
Fitness :	Yes
Arranged environment :	Yes
Swimming pool :	50 m2
Barbecue :	Yes
Automatic irrigation :	Yes
Jacuzzi :	Yes
Terrace :	Yes
Heated pool :	Yes
Outdoor kitchen :	Yes
Sun lounge :	Yes
Covered terrace :	Yes
Air conditioning :	Yes
Central :	Yes
Fireplace :	Yes
Video surveillance :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Fenced property :	Yes
Energy efficiency :	A
Year of construction :	2018

Price : 1.580.000 €

This architectural gem with an abundance of sophisticated details

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is a real pearl on the market.

Situated in a quiet location near Umag, just an 8-minute drive from the first picturesque beaches.

Built on a spacious plot of 1024m², the villa extends over an impressive 262m², encompassing the ground floor and first floor. The ground floor hosts the entrance hall, a bedroom, bathroom, and a superbly equipped kitchen with a dining area and a living room. The living room offers an impressive play of light and the warmth of a wood-burning fireplace.

Through the internal stairs we reach the first floor where we are greeted by a relaxation room with an infrared sauna and a jacuzzi, located next to a large glass wall with a mesmerizing sea view. On this floor there are two more bedrooms, each with its own bathroom.

Like the villa itself, its courtyard is a true oasis of perfection with a 50m² swimming pool and a modern summer kitchen. The yard also includes three auxiliary buildings: a boiler room/storage room, a laundry room and a mini fitness room.

The parking area can accommodate six cars, three of which are covered.

The heating and cooling system is via a heat pump, and for the winter atmosphere there is a wood-burning fireplace.

This designer villa is ideal for a personal holiday villa, but also for tourist rental, given its exceptional location in a peaceful environment, but also the proximity of all necessary amenities.