



Croatia, Istria, Umag: Stunning Villa with pool surrounded by olive groves

Croatia, Istria

Price:	€ 2 999 000
Object type	House
Market	New building
Year built	2015
Bedrooms	4
Number of rooms	4
Land area	4956 m2
Area	405 m2
Category	For sale



Modern smart house with 4.956 m2 land surrounded by olive groves just 400 meters from the favorite beaches of Umag. The architecture merges elegant design and stone as a traditional building element into an attractive villa with pool that provides the highest standards of modern living.

The main entrance and driveway to the building are located on its west side, on the existing street, and the space for a garage with storage and a multimedia hall in the basement of the building.

The ground floor consists of an entrance hall on the west side, a guest room with bathroom on the north side of the building and a unique living room, kitchen and dining room which is connected to the south facing terrace facing the sea, and north to the garden and outdoor terrace.

In the entrance area, which is accessed west through the windshield, there is a garden on the north side of the house. The guest room is connected to the entrance area via an entrance hall from which one enters the bathroom. In the western part of the building, in addition to the mentioned windshield, there is a toilet to the north, and to the south there is an economic space related to the kitchen. On the west side of the south terrace, connected to the kitchen and the economic part, there is a summer kitchen covered with the volume of the upper floor.

A staircase that is visible from the living room leads to the upper floor. It contains three bedrooms with bathrooms, a dressing room on the west side of the house and a common entrance hall. The roof of the living room is partly a passable fenced terrace, and partly a green roof.

The roof above the first floor is a flat terrace, and above the living room on the ground floor is a flat walk-through terrace combined with a green roof.



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+ 37129642499

All windows and exterior doors are aluminum, glazed with IZO glass 4 + 12 + 4 mm.

The number of storeys of the building is / P0 + Pr + 1K /, ie the basement, ground floor and first floor with a flat roof, partially passable.

The building is fully finished and suitable for use or housing.

It is located on a hill surrounded by olive groves. It has an arboretum in its environment on which 70 species of plants have been planted, of which very old olives stand out.

In the spacious yard there are parking spaces for 5-6 cars and a garage for 4-5 cars.

In this modern construction, attention is paid to quality so that internet cables are routed throughout the house. Modern technology is controlled via mobile phones, so it is a so-called "smart house".

Special attention deserves a heated pool 5x9 m² = 45 m² which has a shutter that closes.

This villa will satisfy the client who is looking for top quality.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv