



**Istria, Umag - unique NKP villa 400 m2 only 30 m from the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 895 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2013
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1200 m2
<b>Area</b>	400 m2
<b>Category</b>	For sale



In Umag, on the northwestern part of the Istrian peninsula, this unique villa is located only 30 m from the sea with a beautiful view.

Surrounded by greenery, secluded in the courtyard that ensures privacy and peace.

In the spacious ground floor of the villa there is a large living room, two spacious bedrooms, one of which has its own bathroom, one large separate bathroom, and a fully equipped large kitchen. The ground floor also has a separate exit to the meticulously arranged and maintained garden.

The first floor has a separate entrance with a large, wide staircase that leads to the luxurious rear terrace. The view from the living room on the first floor is priceless with a direct view of the sea. Balcony door with access to the terrace, which offers a perfect view of the old town of Umag and the sea.

On this floor there are also two large, bright and luxurious bedrooms, one with its own bathroom, an additional bathroom, a large functional kitchen, and a smaller office space.

In the courtyard area, there is a carefully made barbecue area, a stone hand-made pizza oven, and a small pond with fish.

The stone-paved entrance to the yard has parking for three vehicles in the covered garage. Of course, this luxurious villa also has its own wine cellar.

The large yard of 1200 m2 is impeccably decorated. Beaches and promenades can be reached with an easy walk from the villa.



ID: HR-191-129948  
WWW.MERCURYSTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

We are at your disposal for additional information.



ID: HR-191-129948  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** [alina@mgroup.lv](mailto:alina@mgroup.lv)