



## Umag, villa first row to the sea

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 870 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	1191 m2
<b>Area</b>	380 m2
<b>Category</b>	For sale



A detached luxury villa by the sea with sea views from all levels is for sale. The villa extends over two floors and in nature it is two spacious and high-quality apartments. The living area is about 380 m2, and it is located on a beautiful plot of 1191 m2.

Already from the ground floor, there is a panoramic view of the sea and the city, and on the ground floor, there is a spacious and well-equipped apartment with an open space living room, kitchen, dining room, hallway, and two bedrooms, one of which has its bathroom. The living room leads to a covered terrace with a view of the beautiful garden and the sea.

On the first floor, there is a larger, spacious apartment consisting of a hallway, toilet, kitchen, and large open space living room with a beautiful view of the sea, and from the living room, there is a beautiful terrace. In the second part of the apartment, there are two bedrooms (one with a view of the sea), a study and a bathroom.

In addition to the above, the villa has a wine cellar as well as a large boiler room with a fully equipped system for gas underfloor heating, gas central heating, a water depurator, and there are also air conditioners.

The yard is meticulously landscaped and well-kept and opens up the possibility of building a swimming pool, in addition to the beautiful garden, it also offers a covered area with a brick fireplace next to the pond for maximum hedonism with family and friends.

A video and alarm system has been installed. The villa provides a covered area for two tin pets as well as additional parking space. Access to the villa is possible from two sides.

It is a very high-quality and well-preserved property in a rare and highly sought-after location!

The seller is a legal entity and the price includes VAT.



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