



DAMAC d.o.o.

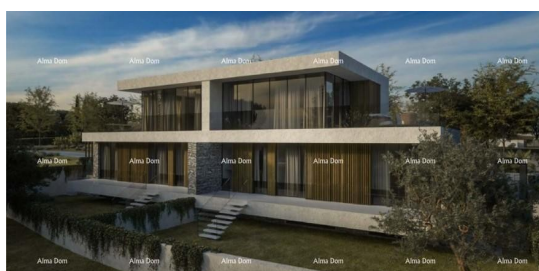
## ALMA DOM INVEST

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<b>Code :</b>	24772
<b>Location :</b>	Umag
<b>Building size :</b>	262.74 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	300 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 1.703.157 €

This standalone villa type 1 is located in a gated luxury community in the northern part of the Istrian peninsula.

The community consists of 55 villas, an aparthotel with 179 apartments, a large shared infinity pool measuring 105 meters, and three smaller buildings with six apartments each.

Villas of this type are situated in the northern part of the resort and offer sea views from almost every room. They comprise two bedrooms, a studio, three bathrooms, a living room with an open view, a parking space, and a garden.

The net area of villa 17 is 262.74 m<sup>2</sup>, which includes a basement, ground floor, and first floor. The basement consists of: a staircase, hallway, equipment room, bathroom, studio room, playroom, and storage.

On the ground floor, there are: a staircase, hallway, laundry room, two bedrooms, two bathrooms, and a balcony. The first floor features a kitchen + dining room + living room, a toilet, and a terrace.

The villa's interior is adorned with suspended ceilings in all rooms with a height of 280 cm, Class I ceramic tiles from Cerim and Caesar in the bathrooms, and Class I parquet flooring in the ...