



## ALMA DOM INVEST

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<b>Code :</b>	25621
<b>Location :</b>	Umag
<b>Building size :</b>	220 m2
<b>Lot size :</b>	500 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	300 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	Yes

Price : 1.050.000 €

This elegant house in Umag, located just 300 meters from the sea, is a perfect opportunity for those seeking a combination of comfort and luxury. With 220 m<sup>2</sup> of living space spread over three floors (basement, ground floor, first floor), it offers three bedrooms, two living rooms, and a spacious playroom. Built in 2023, it guarantees a modern design with neoclassical elements. Enjoy underfloor heating, air conditioning, and security systems.

This new construction features a spacious yard of 500 m<sup>2</sup>, providing the perfect place for family and relaxation close to all the amenities Umag has to offer. Large glass walls allow for plenty of light and a sea view!

The company sells under the VAT system; the price for a legal entity is €1,050,000 plus VAT.

It is located in a gated resort with access to multiple outdoor pools and play areas. The villa is fully furnished with Italian Poliform furniture, which is among the best in the world.

### INFO:

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