



DAMAC d.o.o.

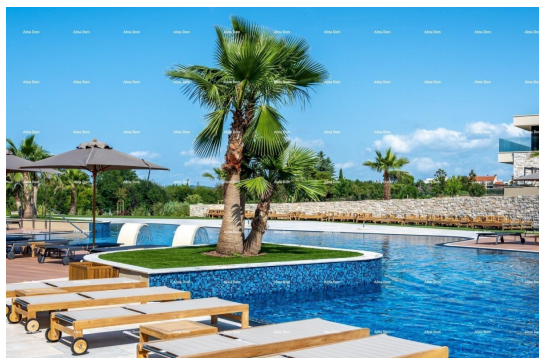
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



|                                  |        |
|----------------------------------|--------|
| <b>Code :</b>                    | 26875  |
| <b>Location :</b>                | Umag   |
| <b>Building size :</b>           | 280 m2 |
| <b>Lot size :</b>                | 241 m2 |
| <b>Distance from center :</b>    | 7000 m |
| <b>Distance from sea :</b>       | 300 m  |
| <b>Seaview :</b>                 | No     |
| <b>Number of floors :</b>        | 4      |
| <b>Number of rooms :</b>         | 2      |
| <b>Number of bathrooms :</b>     | 3      |
| <b>Year of construction :</b>    | 2020   |
| <b>Energy efficiency :</b>       | A+     |
| <b>Garage :</b>                  | Yes    |
| <b>Parking :</b>                 | Yes    |
| <b>Air conditioning system :</b> | Yes    |

**Price :** 2.146.407 €

This standalone Type 2 villa 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 central part of the property and offer unobstructed views of the beautiful bay from most rooms. The villa comprises 2 bedrooms, a studio room, 3 bathrooms, an open living room with fantastic views, a playroom, a garage, a parking space, and a garden.

The net area of villa 26 is 280 m<sup>2</sup>, which includes a basement, ground floor, and first floor.

The basement consists of: a staircase, hallway, WC, wine cellar, laundry room, playroom, and storage room.

The ground floor of the villa includes: a staircase, hallway, 2 bedrooms, 2 bathrooms, and a balcony.

On the first floor, there is a kitchen + dining room + living room, a WC, and a terrace.

The interior of the villa features lowered ceilings in all rooms with a height of 280 cm, Class I ceramic tiles from Cerim and Caesar in the bathro...