



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



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BASEMENT -1 PLAN

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<b>Code :</b>	28187
<b>Location :</b>	Umag
<b>Building size :</b>	500.59 m2
<b>Lot size :</b>	565 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	300 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	5
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	6
<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
<b>Elevator :</b>	Yes
<b>Basement :</b>	Yes

Price : 2.872.075 €

This detached villa type 4 is located in a closed luxury resort in the north of the Istrian peninsula.

The resort itself consists of 55 villas, apart-hotels of 179 apartments with a large infinity pool of 105 meters, and three smaller buildings each with 6 apartments.

Villa type A - 44

The villa is adorned primarily by a large roof pool 135 cm deep.

The villa is south oriented with sea views.

The net area of

the villa of 500.59 m2 includes

two basement floors.

On the floor - 2 there is a wine cellar, toilet, small elevator

On the ground floor of the villa there are three bedrooms with bathrooms, while on the first floor there is another bedroom, bathroom, toilet, living room and kitchen.

On the second floor there is an infinity pool with a hydromassage bench and a sea view.

The interior of the villa is adorned with suspended ceilings in all rooms 280 cm high, ceramic tiles I class Cerim, Caesar in the bathrooms, parquet I class in the bedrooms, bathrooms Hansgrohe.



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Heating and cooling throughout the villa is regulated by water heat pumps which are also noiseless.

The furnishing of the villa is possible in...