

**ARX PRIMUS**
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<b>Code :</b>	00715
<b>Location :</b>	Umag
<b>Building size :</b>	180 m2
<b>Lot size :</b>	285 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	400 m
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	A+

**Price :** 720.000 €

In a quiet location near Umag, there is a villa with a swimming pool near the sea.

There is a storage room in the basement.

The ground floor consists of an entrance hall, a living room with a dining room, a kitchen, a bathroom, a storage room and a spacious covered terrace that opens onto a landscaped yard with a swimming pool.

First floor: three bedrooms, bathroom and terrace.

Mansard 21 m2: a room with access to a large roof terrace of 50 m2 with a view of the sea, on the terrace there is an installation for setting up a jacuzzi.

There are two parking spaces in front of the villa.

Installed heat pump for hot water and underfloor heating and 2 air conditioners.