



ARX PRIMUS

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Code :	00371
Location :	Umag
Building size :	279 m2
Lot size :	474 m2
Distance from center :	7000 m
Distance from sea :	300 m
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Elevator :	Yes
Swimming pool :	Yes
Year of construction :	2023
Energy efficiency :	A+

Price : 21.463.812 €

In a secluded location surrounded by the sea, The elite settlement is located close to all urban, rural and tourist facilities of northwestern Istria.

As part of the resort, this high-end luxury modern villa is for sale, whose design is perfectly integrated into the environment and adapted to the Mediterranean way of life in combination with luxury, which is provided by numerous services and facilities of the resort.

The villa consists of 2 bedrooms, 3 bathrooms and 2 toilets, open living room and kitchen with fantastic views, utility rooms, playroom, storage room, 2 balconies with open views of the sea, Istria, Slovenia and the Italian Alps, parking space and garden. The resort offers a number of facilities and services that ensure a carefree life and rest:

24h surveillance
Maintenance service
Concierge
Transfers (by road or sea) from Venice, Pula, Rijeka and Trieste
Caretaker on site
Electric buggy - free transfer to the nearby beach
Electric car charging station
Restaurants and Cafes by the pool
Gym and Sports facilities
Shopping on site
Luxury restaurant on the roof terrace of the aparthotel (main building)
Wellness & SPA
Swimming pools with facilities for children
Kids playground
Babysitting service on request
Private chef service on request
Infinity pool 105m long on the roof terrace level (second largest in the world!)
Indoor part of the pool at the level of the roof terrace
Private beach with bar
Pool at ground level (garden pool)
Children's pool at ground level



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The resort is located in Alberi, Istria, in the northernmost part of the Croatian Adriatic, on the border with Slovenia and Italy. Distance to airports: Pula 91 km, Trieste 94 km, Venice 202 km, Zagreb 275 km. Distances: 135 km to Ljubljana, 515 km to Vienna, 535 km to Munich, 475 km to Milan, 648 km to Belgrade, 735 km to Zurich.