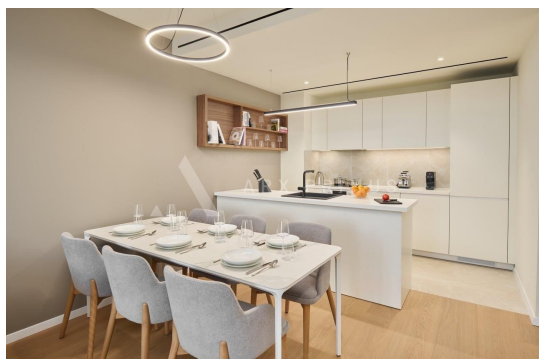


**ARX PRIMUS**
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<b>Code :</b>	00374
<b>Location :</b>	Umag
<b>Building size :</b>	454 m2
<b>Lot size :</b>	565 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	300 m
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	7
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Elevator :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+

**Price : 2.872.075 €**

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 4 bedrooms, 6 bathrooms and toilet, open living room and kitchen with fantastic views, utility room, playroom, storage room, wine cellar, 2 balconies and a beautiful roof terrace with infinity pool with open sea views, Istria, Slovenia and the Italian Alps, a garage, a parking space, and a 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)



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pool)Children's pool at ground level

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.