

**ARX PRIMUS**

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<b>Code :</b>	00381
<b>Location :</b>	Umag
<b>Building size :</b>	79 m2
<b>Lot size :</b>	227 m2
<b>Garden size :</b>	227 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	300 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Elevator :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+

**Price :** 452.792 €

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 in the building there is an excellent apartment on the ground floor with big garden. The apartment consists of 2 bedrooms, 2 bathrooms and toilet, open living room and kitchen, garden, parking space. 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

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.