

**ARX PRIMUS**

**Joakima Rakovca 7, 52470 Umag**

**e-mail: info@arx-primus.hr**

**web: arx-primus.hr**

**info: +385 91 193 9108**



<b>Code :</b>	00643
<b>Location :</b>	Umag
<b>Building size :</b>	211 m2
<b>Lot size :</b>	357 m2
<b>Distance from sea :</b>	80 m
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+

**Price : 847.800 €**

Villa with a pool in a new exclusive resort in Lovrečica, in the immediate vicinity of the sea, beaches and gastronomic and sports facilities.

The resort was designed as a combination of luxurious and comfortable living and enjoyment of all the benefits of Istria and its natural, gastronomic and other beauties.

Superior architecture and design with the use of the highest quality materials make this an excellent investment that is suitable for living and renting. Modern design with rustic details. Lovrečica is an old fishing village in the immediate vicinity of Umag, Slovenia, Italy, Austria... In vicinity there are some of the most beautiful natural beaches, the golf course is 13 km away, and the nearest airport in Portorož is only 12 km away.

The villa spans on the ground floor, where there is an open space living room with a dining room and kitchen, a bedroom, a bathroom, a storage room, an inner garden and an exit to a terrace and a yard with a swimming pool and a space for socializing and enjoying. On the first floor there are 2 bedrooms, each with its own bathroom and a nice terrace.

Underfloor heating via a heat pump. Inverter air conditioner for heating/cooling.

There are 2 covered parking spaces on the plot.

The advertised price is without VAT, which is 25%.