

**ARX PRIMUS**

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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 00072         |
| <b>Location :</b>             | Umag          |
| <b>Building size :</b>        | 480 m2        |
| <b>Lot size :</b>             | 892 m2        |
| <b>Distance from sea :</b>    | 20 m          |
| <b>Number of rooms :</b>      | 5             |
| <b>Seaview :</b>              | Yes           |
| <b>Parking :</b>              | Yes           |
| <b>Basement :</b>             | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Year of construction :</b> | 1964          |
| <b>Year of adaptation :</b>   | 2025          |
| <b>Energy efficiency :</b>    | Not specified |

**Price :** price on request €

Luxurious villa with pool at an elite location in Umag Istria, first row to the sea, located in a beautiful Mediterranean garden with open sea view.

The villa guarantees privacy because it is located in a quiet and relaxing environment, only 50 m away from the sea, 150 m from the beach and 700 m from the city center. Completely renovated in 2010, so it does not require any construction interventions. The object is located on the parcel of about 900 m2, with a residential area of

approximately 480 m2 on two floors.

The whole property is enclosed by a beautiful massive fence made of handmade wrought iron.

The villa is built in an old rustic style, with high ceilings, large spacious rooms. The floors are of oak parquet in all bedrooms and living room, and in the kitchens and holos there is a marble floor or terracotta of Italian tiles.

All bathrooms (7 in total) are equipped with Italian sanitary ware and tiles of a high quality.

The villa consists of:

1. central residential part - located in the south with open sea view, consisting of ground floor and first floor consists of:

- Large terraces facing the sea, garden and pool
- spacious living room with marble fireplace and dining area,
- separate central kitchen,
- 5 bedrooms,
- 4 bathrooms,
- laundry with summer kitchen,



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- spa area with Jacuzzi pool, gym and 1 bathroom,  
2. Northern part of the villa - consisting of two completely  
separate apartments intended for guests and staff.