

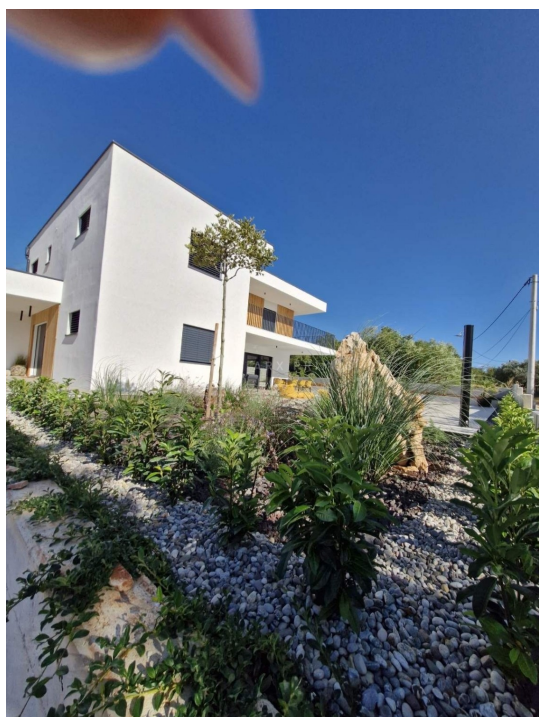
ARX PRIMUS

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Code :	00761
Location :	Umag
Building size :	190 m2
Lot size :	991 m2
Distance from center :	2000 m
Distance from sea :	2500 m
Number of rooms :	4
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2025
Energy efficiency :	A

Price : price on request €

Modern newly built villa with a swimming pool in a quiet location with a sea view.

The villa has a large garden and is located on a 991 m2 plot with a swimming pool and a beautifully landscaped yard.

Top quality materials were used for construction and underfloor heating with a heat pump and air conditioning in every room was installed.

The villa on the ground floor has a living room and kitchen with dining room and access to the courtyard with a swimming pool, as well as a bedroom with a bathroom, toilet, utility room and technical room.

On the first floor there are 3 bedrooms, each with a bathroom and a large terrace with a sea view.

Villa equipment:

- ALU entrance door brand Pirnar (width 2.40 m, height 2.20 m - glass on the side)
- ALU joinery with Schüco profiles
- ALU el. blinds Medle
- white interior doors with hidden hinges, 2.10 m high
- Italian ceramics
- parquet floors in the bedrooms
- built interior stairs with wooden cladding
- 4 bedrooms with wardrobes and each with its own bathroom (walk-in shower, Grohe fittings, Rain shower)
- cooling with Mitsubishi air conditioning (2 cooling systems; 2 outdoor units and 6 indoor units)
- floor heating with Mitsubishi heat pump
- outdoor pool, 8 x 4 m
- pool heating
- outdoor shower



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- large terrace, 220 m2, with outdoor kitchen
- modern LED lighting
- olive grove and landscaped green area
- 6 parking spaces with electric car charging station
- sliding electric entrance door