

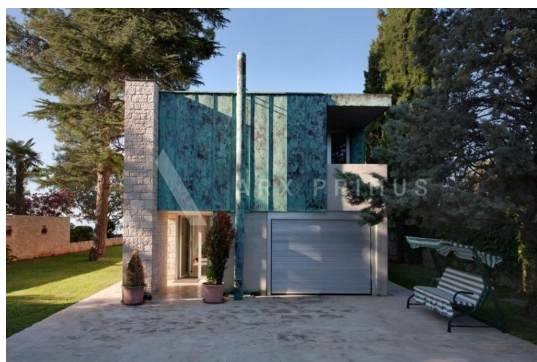
## ARX PRIMUS

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<b>Code :</b>	00077
<b>Location :</b>	Umag
<b>Building size :</b>	400 m2
<b>Lot size :</b>	870 m2
<b>Distance from sea :</b>	10 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2011
<b>Energy efficiency :</b>	Not specified

Price : price on request €

### SPECIAL VILLA BUILT IN MODERNISTIC STYLE

Lovrečica - first row to the sea !!! - in a very quiet location - there is a newly built villa, 400 m2.

The villa was built in a modernistic style of used stone, wood and copper materials. It consists of basement, ground floor and first floor.

In the basement of the villa there is a boiler room, a laundry room, a bathroom with a toilet and a planned sauna and gym area.

The ground floor of the villa is connected to the basement and the first floor with the internal staircase.

Ground floor: entrance hall, living room with dining room with fireplace, kitchen, bathroom, garage, spacious covered terrace with outdoor fireplace, offering a beautiful view of the sea and the village of Lovrečica.

Floor: six bedrooms and three bathrooms (two rooms connected with one bathroom) and one large bedroom with an independent bathroom and terrace.

The villa is built a plot of 862 m2. The garden of the villa is equipped with an automatic irrigation lawn, surrounded by a lively and stone fence and offers absolute privacy in relation to the neighbors. On the plot there are centuries-old pine trees, and from the plot there are private stairs entering the beach and the sea

Heating: central gas, floor heating and air conditioning.