

ARX PRIMUS

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Code :	00077
Location :	Umag
Building size :	400 m2
Lot size :	870 m2
Distance from sea :	10 m
Number of rooms :	6
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Year of construction :	2025
Year of adaptation :	2025
Energy efficiency :	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.