



ARX PRIMUS

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Code :	00853
Location :	Umag
Building size :	186 m ²
Lot size :	211 m ²
Distance from center :	6000 m
Distance from sea :	500 m
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2020
Energy efficiency :	A

Price : 750.000 €

Located in a calm and green surroundings of Bašanija, just a few minutes' walk from the sea, this elegant and contemporary semi-detached villa represents the perfect blend of architecture, functionality, and Mediterranean lifestyle.

The property extends over several levels, with a carefully designed layout ensuring maximum comfort and privacy.

The basement is designed as a spacious storage area, but thanks to its size and functionality, it can easily be converted into a private gym, wellness zone, spa area, home cinema, playroom, or any additional facility according to the future owner's wishes.

The ground floor is bright and spacious, featuring an open-plan living room with kitchen and dining area, a storage room, and a bathroom. Large glass walls connect the interior with the exterior, leading to a covered terrace and a private fenced garden of 211 m² with a swimming pool — perfect for relaxation and social gatherings throughout the year.

On the first floor, there are two comfortable bedrooms and a bathroom, as well as a master bedroom with its own en-suite bathroom, providing additional privacy and comfort.

The attic features another bedroom with a private bathroom and access to an impressive 50 m² rooftop terrace. The terrace offers views towards the sea, creating the perfect setting for enjoying sunsets and the true Mediterranean atmosphere.

The house was built with high-quality materials, with emphasis on energy efficiency and comfort. It is equipped with air conditioning units in all rooms and underfloor heating via a heat pump.

Installed 6 kW solar panels significantly reduce energy costs.

The property is sold fully furnished and equipped.



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Thanks to its excellent location in Bašanija, proximity to the sea, privacy, sea views from the rooftop terrace, and high-end equipment, this property is an ideal home or a secure investment for tourist rental.