

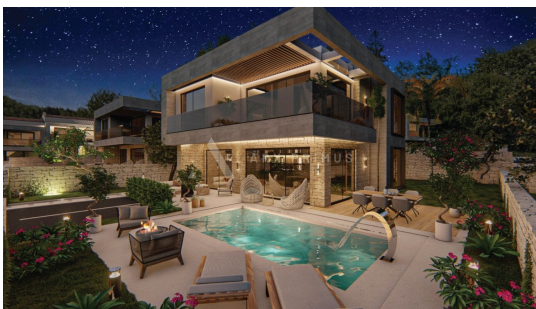
## ARX PRIMUS

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|                               |        |
|-------------------------------|--------|
| <b>Code :</b>                 | 00645  |
| <b>Location :</b>             | Umag   |
| <b>Building size :</b>        | 267 m2 |
| <b>Lot size :</b>             | 565 m2 |
| <b>Distance from sea :</b>    | 80 m   |
| <b>Number of rooms :</b>      | 4      |
| <b>Number of bathrooms :</b>  | 4      |
| <b>Seaview :</b>              | Yes    |
| <b>Parking :</b>              | Yes    |
| <b>Air conditioning :</b>     | Yes    |
| <b>Swimming pool :</b>        | Yes    |
| <b>Year of construction :</b> | 2024   |
| <b>Energy efficiency :</b>    | A+     |

**Price : 1.285.344 €**

Villa with a pool in a new exclusive resort in Lovrečica, in the immediate vicinity of the sea, beaches and gastronomic and sports facilities.

The resort was designed as a combination of luxurious and comfortable living and enjoyment of all the benefits of Istria and its natural, gastronomic and other beauties.

Superior architecture and design with the use of the highest quality materials make this an excellent investment that is suitable for living and renting. Modern design with rustic details. Lovrečica is an old fishing village in the immediate vicinity of Umag, Slovenia, Italy, Austria... In vicinity there are some of the most beautiful natural beaches, the golf course is 13 km away, and the nearest airport in Portorož is only 12 km away.

On the ground floor of the villa there is an open space living room with a dining room and kitchen, a bedroom, a bathroom, WC, a storage room and an exit to the terrace and yard with a swimming pool and space for socializing and enjoyment. On the first floor, there are 3 bedrooms, each with its own bathroom, laundry and a nice large terrace with a view of the sea and nature.

Underfloor heating via a heat pump. Inverter air conditioner for heating/cooling.

There are 2 covered parking spaces on the plot.

The advertised price is without VAT, which is 25%.