



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 01807         |
| <b>Location :</b>             | Umag          |
| <b>Building size :</b>        | 278 m2        |
| <b>Lot size :</b>             | 756 m2        |
| <b>Distance from center :</b> | 3000 m        |
| <b>Distance from sea :</b>    | 700 m         |
| <b>Number of floors :</b>     | 2             |
| <b>Number of rooms :</b>      | 5             |
| <b>Number of bedrooms :</b>   | 4             |
| <b>Number of bathrooms :</b>  | 4             |
| <b>Swimming pool :</b>        | Yes           |
| <b>Parking :</b>              | Yes           |
| <b>Electric heating :</b>     | Yes           |
| <b>Underfloor heating :</b>   | Yes           |
| <b>Fan coil heating :</b>     | Yes           |
| <b>Year of construction :</b> | 2023          |
| <b>Energy efficiency :</b>    | Not specified |

Price : 1.350.000 €

Umag, Lovrečica

This beautifully decorated designer villa of 278 m2 is located on a plot of land of 756 m2.

The villa is spread over two floors, of which the ground floor is a spacious open space with a living room and a modern kitchen, a bedroom with its own bathroom and a sauna.

On the first floor of the villa there are 3 bedrooms, each with its own bathroom, two of which have access to a spacious covered terrace, where there is a jacuzzi.

In the yard there is a heated pool of 45 m2, an outdoor shower and a barbecue.

This property is being sold equipped with the latest technologies, including a smart home management system, security cameras and an alarm system, and fully furnished with premium furniture.

It is heated by underfloor heating via a heat pump, while cooling is provided via a fan coiler.