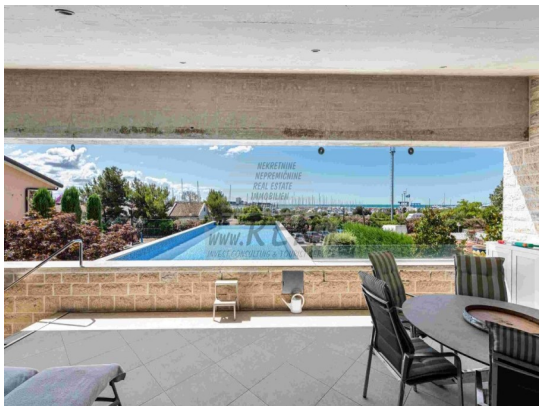
Luxus Immobilien Istrien
Mail: info@luxusimmobilien-istrien.net
Web: luxusimmobilien-istrien.net
Tel: +385 52 726 664 Mob: +385 99 24 99 444

Luxus Immobilien



Location :	Umag
Code :	00104
Building size :	429 m2
Lot size :	956 m2
Distance from center :	600 m
Distance from sea :	100 m
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	No
Floor :	2
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Year of construction :	2018
A possibility to build an addition :	Yes
Energy efficiency :	A+

Price :	
Price :	on request €

Luxury Modern Villa by the ACI Marina – Exclusive Sea-View Residence
In the very center of Umag, right next to the ACI Marina and practically in the first row to the sea, lies this exceptional modern stone villa that blends top-level design, luxury, and unique architecture. Although not directly on a swimming beach, the villa offers a prestigious lifestyle in the most exclusive part of the city, with enchanting sea views and complete privacy.

The villa offers 429 m² of living space on a landscaped plot of 956 m², highlighted by a unique 50 m² pool accessible directly

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from the first floor, giving the property its distinctive architectural signature.

The ground floor includes two luxurious bedrooms, each with its own bathroom, a garage for three cars, a laundry room, a sauna, a living area and a smaller kitchen.

The first floor features a spacious terrace with direct access to the pool, a master bedroom with walk-in wardrobe and private bathroom, an office, a stylish living room, and a large main kitchen with pantry and its own wine cellar.

The villa is equipped with an elevator, underfloor heating, gas heating, air-conditioning units, and ceiling heating, ensuring perfect comfort throughout the year.
A true luxury property in the heart of Umag, ideal for buyers seeking something truly exceptional.