Luxus Immobilien Istrien
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Location :	Umag
Code :	00108
Building size :	242 m2
Lot size :	234 m2
Distance from center :	8000 m
Distance from sea :	300 m
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of bathrooms :	3
Year of construction :	2023
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	10.800.000 Kn
Price :	1.440.000 €

Located within the prestigious **Petram Resort** on the exclusive Crveni Vrh peninsula, this exceptional contemporary villa represents the perfect blend of sophisticated architecture, premium design, and Mediterranean luxury. Built in 2023, the villa offers **280 m² of gross living space** spread across four levels, all connected by a private elevator, providing the highest level of comfort, privacy, and elegance.

Every detail has been carefully designed to create a refined living experience. Floor-to-ceiling glass walls fill the interiors with natural light while framing spectacular views of the Adriatic Sea, lush greenery, and the beautifully landscaped

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resort. The impressive open-plan living area with a designer kitchen and dining room occupies the top floor, opening onto two spacious terraces that create the perfect setting for outdoor dining, entertaining, and unforgettable sunsets.

The villa features two luxurious bedrooms, including a stunning master suite with its own en-suite bathroom and walk-in wardrobe, complemented by additional bathrooms that ensure complete comfort. The ground floor includes a garage, a bathroom, and one bedroom, while the lower level has been designed as a private leisure area with space for a wellness centre, sauna, gym, multifunctional room, two large utility rooms, a technical room, and a guest toilet.

The interiors are furnished with carefully selected designer furniture and premium appliances, reflecting uncompromising quality and timeless elegance. Set on a **234 m² private plot**, the villa also offers a beautifully landscaped garden and two terraces, ensuring complete privacy within this exclusive gated community.

Owners enjoy privileged access to Petram Resort's outstanding facilities, including swimming pools, a luxury wellness centre, saunas, and one of the finest golf courses on the Adriatic. The sea and beautiful beaches are only moments away, while the proximity of Slovenia and Italy further enhances the property's international appeal.

This is far more than a villa—it is a lifestyle, offering the perfect balance of luxury, privacy, and one of the Adriatic's most prestigious addresses.