

Location :	Umag
Code :	00645
Building size :	312 m2
Lot size :	700 m2
Distance from center :	8000 m
Distance from sea :	4500 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	Yes
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Year of construction :	2024
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	10.536.750 Kn
Price :	1.404.900 €

## Luxury modern villa near Lovrečica

Staying in a modern, luxurious environment, amidst a beautiful and peaceful Istrian landscape by the sea, dominated by vineyards and olive groves, guarantees a vacation worth investing in.

The property of the Villa in Krancet is located in a fairytale landscape, where you can relish in the view of distant Alps and at the same time enjoy the fragrance of the sea and all of the beauties of Istrian nature. The estate itself was built honouring the Istrian tradition and style, achieved by using only local, high quality materials for construction, as well as meticulous furnishing, and thus completely incorporated into the

ambience to which it belongs.

Local nature, peace and quiet are not the only advantage of the location of the house. Kranceti has a very good geographical position, like a beautiful beach in Lovrečica is only a few minute drive away, while Novigrad, Brtonigla and Umag, cities where you can always find any type of activities, are only 8 km away. As far as the activities are concerned, the first thing you will want when you see the natural beauty around the location is hiking, grape and olive harvesting and a tour of nearby wine cellars and restaurants where you can enjoy many local delicacies. For those wishing to exhibit an adrenaline rush, a motocross track nearby makes sure no one will find it hard to have some quality fun.

The house is only a few minutes' drive from the exit from the Istrian Ipsilon. The house is located practically in the forest, surrounded by greenery, which provides a feeling of complete privacy and peace. The house itself impresses with its modern appearance inside and out, every detail exudes an enviable dose of luxury. The combination of traditional and modern materials (stone, wood and glass) gives the necessary warm intimate atmosphere, and details such as a fireplace or a summer kitchen with a swimming pool only enhance that impression. The house offers a spacious living room illuminated by daylight thanks to large glass walls, a kitchen, storage room and guest toilet on the ground floor, as well as a terrace and a summer kitchen for relaxing and entertaining with family and friends. Upstairs there are three spacious bedrooms, each with its own bathroom and terrace, which provides privacy and comfort. There is also a wellness area with a sauna and a jacuzzi, ideal for relaxing after a hard day. The equipment includes a fireplace in the living room, underfloor heating, a heated pool to enjoy swimming all year round, a charger for electric cars in the parking lot, air conditioning and a TV in every room.

This beautiful modern house is ideal for those who are looking for privacy and peace, but at the same time want to be close to all the amenities that Istria offers. Its luxurious interior and

# Luxus Immobilien

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equipment will provide an unforgettable stay to everyone who chooses this home.

For any further information you may need please do not hesitate to ask.