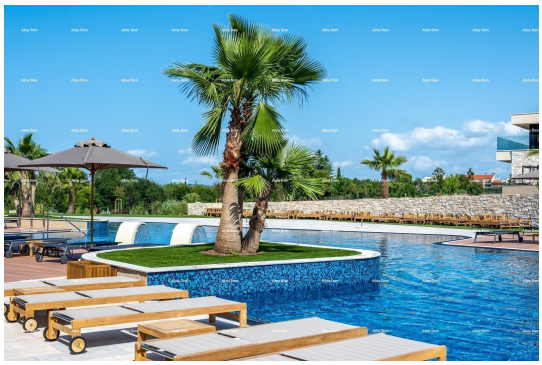
Alma Dom

Welcome to Croatia

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Reference :	28113
Location :	Umag
Floor area :	327.90 m2
Plot size :	240 m2
Distance to centre :	7000 m
Distance to sea :	300 m
Parking :	Yes
Floors :	4
Garage :	Yes
Bedrooms :	3
Bathrooms :	4
Air conditioning :	Yes
Energy rating :	A+
Lift :	Yes
Year built :	2020

Price :	2.322.494 €

This standalone villa is located in a gated luxury community in the northern part of the Istrian peninsula.

The community consists of 55 villas, an aparthotel with 179 apartments, a large shared infinity pool measuring 105 meters, and three smaller buildings with six apartments each.

Villas of this type are situated in the central part of the property and most rooms offer an unobstructed view of the beautiful bay. Type 3 villa is semi-detached with a southern entrance. The villa comprises 3 bedrooms, a studio room, 4 bathrooms, an open living room with a fantastic view, a playroom, a garage for two cars, and a garden.

The net area of villa 34 is 327.9 m², which includes a basement, ground floor, first floor, and second floor.

The basement consists of: a staircase, hallway, tavern, toilet, wine cellar, playroom, elevator, and storage.
On the ground floor, there are: a staircase, hallway, studio room, bathroom, equipment room, garage, and kitchen.
The first floor features a staircase, hallway, laundry room, 2 bedrooms, 2 bathrooms, and terraces.
The second floor includes a kitchen + dining room + living room, toilet,

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bedroom, bathroom, and terrace.

The interior of the villa is adorned with lowered ceilings in all rooms with a height of 280 cm, Class I ceramic tiles from Cerim, Caesar in the bathrooms, and Class I parquet in the bedrooms, with Hansgrohe fixtures in the bathrooms.

Heating and cooling for the entire villa is regulated by water heat pumps, which are also silent. The villa can be furnished in three styles: Mediterranean, eclectic, or luxury model.

For more information, please contact:
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