

## Lovrečica, luksuzna vila u ekskluzivnom resortu par koraka do mora!, Umag, House



### Seller Info

Name: Agencija Diamond Realestate  
 First Name: Agencija  
 Last Name: Diamond Realestate  
 Company: Diamond Real Estate d.o.o.  
 Name:  
 Service Type: Selling and renting  
 Website: <https://diamond-realestate.hr/>  
 Country: Croatia  
 Region: Istarska županija  
 City: Poreč  
 City area: Poreč  
 ZIP code: 52440  
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 About us: Diamond Real Estate  
 Partizanska 5a, Dom Obrtnika,  
 1.kat,  
 52440 Poreč

### Listing details

#### Common

Title: Lovrečica, luksuzna vila u ekskluzivnom resortu par koraka do mora!  
 Property for: Sale  
 House type: detached  
 Property area: 267 m<sup>2</sup>  
 Lot Size: 80 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 5  
 Bathrooms: 4  
 Price: 1.00 €  
 Updated: Apr 16, 2024

#### Condition

Built: 2023



## Location

Country: Croatia  
 State/Region/Province: Istarska županija  
 City: Umag  
 City area: Lovrečica  
 ZIP code: 52470

## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Lovrečica! Just a few steps from the sea and beautiful beaches, located in an exceptional location in an exclusive resort, there is this luxurious villa with a swimming pool! The villa is located on a plot of land of 425 m<sup>2</sup>. The total area of the villa is 267 m<sup>2</sup> and extends over two floors. On the ground floor of this beautiful villa there is a living room with an open-plan kitchen and dining room, 1 bedroom with a bathroom and a guest toilet. From the living room there is a covered terrace from which you can access the landscaped garden, where there is a summer kitchen, a space for rest and enjoyment, a beautiful swimming pool with a sunbathing area and two parking spaces. The first floor is accessed by a luxurious internal staircase where there are 3 bedrooms each with their own bathrooms and a laundry room. Two bedrooms have access to the terrace with a view of the sea. The villa will be built with top quality materials and floor heating with a heat pump and cooling with air conditioners. The villa is sold on a turnkey basis, which includes a fully furnished and ready-to-move-in property without furniture. The planned start of the works is the fall of 2023, and the completion of the works is the summer of 2025. The special feature of this villa is not only its exceptional luxury appearance and content, but also the closed resort itself, which offers in addition to excellent facilities such as reception, restaurant, wine bar, shared pool, spa and relaxation zone, gym as well as environmental maintenance services and others. Due to its location and contents, the villa is an excellent choice for anyone looking for luxury near the sea, either for use for tourist purposes, vacations or for year-round living. Just a few steps away are beautiful beaches, the sea, various quality restaurants, cafes, promenades, bicycle paths, a children's playground and various other necessary amenities. The center of Umag is 5 minutes away by car.  
 ID CODE: 1027-570

## Additional contact info

Reference Number: 513787  
 Agency ref id: 1027-570