



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01457
<b>Location :</b>	Umag
<b>Building size :</b>	160 m2
<b>Lot size :</b>	500 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A

**Price :** 550.000 €

Istria, Umag area

In the vicinity of the city of Umag, in a prime location, this attractive spacious villa with a swimming pool of a total area of 160m2 is located on a plot of land of 500m2.

The villa is spread over two floors and consists of a ground floor dominated by the living room, kitchen and dining room, there is also a bedroom, bathroom, laundry room and boiler room.

We climb the internal staircase to the 1st floor, where there are three spacious bedrooms with bathrooms.

From the living room you can reach the covered terrace, while the yard will be decorated in a Mediterranean style with a large swimming pool and a sun deck, perfect for summer enjoyment, with a summer kitchen that completes the whole story.

Underfloor heating with a heat pump and air conditioners, which are also used for cooling on hot summer days, will be installed in all rooms of the house.

The villa is of very high quality construction and is located in a place with all the necessary facilities, which makes this villa ideal for tourist rental or for living.