



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: office@parentium-realestate.com**

**web: www.parentium-realestate.com**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01691
<b>Location :</b>	Umag
<b>Building size :</b>	249.23 m <sup>2</sup>
<b>Lot size :</b>	318 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	50 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<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>Central heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 1.246.150 €

Istria, Umag - surroundings

In an attractive location, in a resort that offers everything for a perfect vacation, just a few steps from the sea and beautiful beaches, this luxurious villa with a pool of a total area of

249.23m<sup>2</sup> is located.

Villa "A3" extends over two floors.

On the ground floor there is a living room with an open-plan kitchen and dining room, which opens onto a covered terrace with a summer kitchen that is connected to the swimming pool and sunbathing area. On the ground floor we also have a bathroom and a storage room located next to the staircase that leads to the first floor of this imposing villa.

There are 3 bedrooms on the first floor, each of which has its own terrace, 1 bedroom has its own bathroom and another common bathroom for the other 2 bedrooms.

The villa will be built with top quality materials, equipped with underfloor heating via 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.



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**

The planned completion of the works is the summer of 2025.

The property is included in the VAT system.

The investor offers an excellent opportunity to reserve a villa with a 10% payment and follow the works until the very end, when the purchase and sale would be completed and the final payment for the finished building with all the associated permits would be made.

The amenities of this villa are completed by a closed resort with its own reception, restaurant, wine bar, shared swimming pool, spa and relaxation area, gym with environmental maintenance service and taking care of the cleanliness of the resort.

The hedonistic location and contents of the villa itself and the resort are an excellent choice for anyone looking for an ideal vacation near the sea and a quality property for tourist rental.