



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01754
Location :	Umag
Building size :	222.47 m2
Lot size :	650 m2
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	9
Number of bedrooms :	6
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2003
Energy efficiency :	Not specified

Price : 599.000 €

Istria, Umag - immediate surroundings

This excellent family house with 3 separate apartments is located in a quiet and sought-after location near the town of Umag and its beautiful beaches. The house has a total area of

222.47m2 and is located on a plot of land of 650m2.

We have 2 apartments on the ground floor.

The smaller apartment has a total area of

41.67 m2 and consists of a living room with a kitchen and dining room, a bedroom, a bathroom and a covered terrace.

The larger apartment on the ground floor has a total area of

77.15 m2 and consists of an entrance area, a living room with a kitchen and dining room, 2 bedrooms, a bathroom and a boiler room on the outside. In front of the apartment, in the yard, there is a semi-covered terrace with natural shade, ideal for summer gatherings and enjoyment.

We climb upstairs via an external staircase and reach the largest apartment



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with an area of

103.65 m², which consists of an entrance area and a hallway, a large kitchen with a dining room and a living room with access to a covered terrace overlooking the courtyard of the house.

There are also 3 bedrooms, 2 of which has its own terrace with a sea view, 2 bathrooms and a separate toilet.

The entire house is equipped with certified gas central heating with a storage tank in the yard and air conditioners in all units for additional heating and summer cooling.

In the yard there is a fireplace for grilling and another covered area for pleasant gatherings, and the rest of the yard is large enough to build a swimming pool.

The parking lot is covered and can be expanded for more vehicles if needed.

This interesting market opportunity offers a well-established tourist rental business or the perfect oasis of peace for a larger family with multiple separate units.