



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**



<b>Code :</b>	01807
<b>Location :</b>	Umag
<b>Building size :</b>	278 m2
<b>Lot size :</b>	756 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	700 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 1.350.000 €

Umag, Lovrečica

This beautifully decorated designer villa of 278 m2 is located on a plot of land of 756 m2.

The villa is spread over two floors, of which the ground floor is a spacious open space with a living room and a modern kitchen, a bedroom with its own bathroom and a sauna.

On the first floor of the villa there are 3 bedrooms, each with its own bathroom, two of which have access to a spacious covered terrace, where there is a jacuzzi.

In the yard there is a heated pool of 45 m2, an outdoor shower and a barbecue.

This property is being sold equipped with the latest technologies, including a smart home management system, security cameras and an alarm system, and fully furnished with premium furniture.

It is heated by underfloor heating via a heat pump, while cooling is provided via a fan coiler.