



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01849
<b>Location :</b>	Umag
<b>Building size :</b>	211.95 m <sup>2</sup>
<b>Lot size :</b>	348.87 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>Swimming pool :</b>	Yes
<b>Parking :</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 :** on request €

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

211.95m<sup>2</sup> is located.

Villa "B22" extends over two floors.

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

Upstairs there are 2 bedrooms with private bathrooms, 1 of which has a large wardrobe and a spacious terrace.

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.

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

The investor offers an excellent opportunity to reserve a villa with a 10%





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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 convenience of this villa is completed by a closed resort with its own reception, restaurant, wine bar, shared pool, spa and relaxation area, gym with environmental maintenance service and cleaning of the resort.

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