



PARENTIUM PREMIUM  
Real Estate

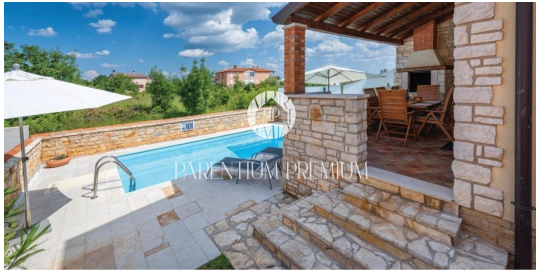
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02063
<b>Location :</b>	Umag
<b>Building size :</b>	170 m2
<b>Lot size :</b>	288 m2
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	200 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	Not specified

**Price :** 638.600 €

Istria, Umag area

A semi-detached house with a swimming pool with a total net area of

144m2 is for sale, consisting of a basement, ground floor and first floor. The ground floor consists of an entrance hall with a hall, bathroom, kitchen with dining area with a terrace, and a living room with a separate terrace. On the first floor there is a hallway, three bedrooms and one bathroom. The house also has a basement of 32.50m2. The beautifully landscaped yard is 214 m2 and has automatic irrigation, and a swimming pool measuring 7m x 3.5m. Heating / cooling is via inverter air conditioning. The house was built in 2008, with external thermal insulation, and is regularly maintained, has under-plaster installations for radiator heating. The house has a parking lot and an electric gate. The house is located in a quiet place only 200m from the sea and not far from the town of Umag (5km). Don't miss the opportunity to buy a home near the sea and the beach or as an investment for tourism purposes.