



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>	02351
<b>Location :</b>	Umag
<b>Building size :</b>	180 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	760 m
<b>Distance from sea :</b>	600 m
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	Not specified

**Price :** 895.000 €

Located in an attractive area near Umag, only a few minutes' walk from the sea, this exceptional detached villa combines privacy, comfort, and the Mediterranean lifestyle.

The property sits on a 973 m<sup>2</sup> plot and offers 184 m<sup>2</sup> of living space, providing ample room for a larger family or guests. The interior has been thoughtfully designed with functionality and comfort in mind and includes four spacious bedrooms and three bathrooms.

The outdoor area creates the atmosphere of a private oasis. The landscaped garden with a swimming pool and sunbathing area is perfect for relaxing during warm summer days, while the surrounding greenery ensures peace and privacy. The spacious yard offers plenty of opportunities for outdoor gatherings, family activities, and enjoying the mild Istrian climate.

One of the property's greatest advantages is its location. Situated in a peaceful setting, the villa also provides quick access to the sea, beautiful beaches, restaurants, shops, and all amenities offered by Umag and its surroundings.

Thanks to its excellent location, practical layout, and attractive outdoor space, this property is an ideal choice both as a private residence and as an investment for tourist rentals.

Key Features:

Detached villa

4 bedrooms

3 bathrooms

Living area: 184 m<sup>2</sup>

Plot size: 973 m<sup>2</sup>



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Swimming pool and landscaped garden

Quiet surroundings

Distance from the sea: 600 m

If you are looking for a property that offers privacy, spacious living, and proximity to the sea and all essential amenities, this villa represents an excellent opportunity in one of the most sought-after areas of western Istria.