



PARENTIUM PREMIUM  
*Real Estate*

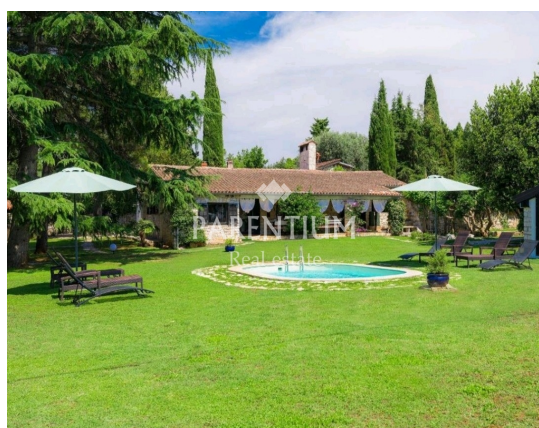
## PARENTIUM REAL ESTATE

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>	00706
<b>Location :</b>	Umag
<b>Building size :</b>	265 m2
<b>Lot size :</b>	1584 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	300 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2005
<b>Energy efficiency :</b>	Not specified

Price : 1.200.000 €

Umag, an exclusive villa only 300 m from the beach, consists of a main house of approximately 170 m2 and three auxiliary buildings, 25m2, 28m2 and 44 m2. The main house consists of a kitchen with dining area, living room, one bedroom, bathroom, toilet and a large terrace. Each auxiliary building has one bedroom and a bathroom. The house has central heating with heating oil, and in addition in the main house there is a wood burning fireplace. In the middle of the yard there is a round pool of approximately 25 m2. The garden is surrounded by a stone wall and a green fence, and has an automatic irrigation system. The house is successfully rented for tourism due to the exclusive decoration and location.