



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	01691
Location :	Umag
Building size :	249.23 m2
Lot size :	318 m2
Distance from center :	5000 m
Distance from sea :	50 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 1.246.150 €

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

249.23m2 is located.

Villa "A3" extends over two floors.

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

There are 3 bedrooms on the first floor, each of which has its own terrace, 1 bedroom has its own bathroom and another common bathroom for the other 2 bedrooms.

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.



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

The property is included in the VAT system.

The investor offers an excellent opportunity to reserve a villa with a 10% 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 amenities of this villa are completed by a closed resort with its own reception, restaurant, wine bar, shared swimming pool, spa and relaxation area, gym with environmental maintenance service and taking care of the cleanliness of the resort.

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