



PARENTIUM PREMIUM
Real Estate

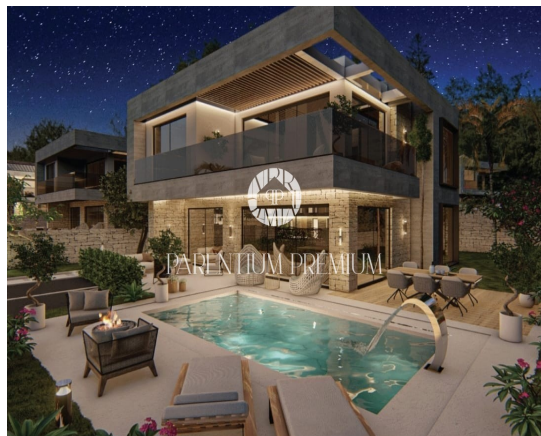
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01692
Location :	Umag
Building size :	273.91 m ²
Lot size :	576 m ²
Distance from center :	5000 m
Distance from sea :	50 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
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 : 1.643.460 €

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 swimming pool with a total area of

273.91m² is located.

Villa "C13" 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 have another bedroom with its own bathroom and a guest toilet. which

An elegant staircase leads to the first floor of this imposing villa, where there are 3 bedrooms with private bathrooms, 2 of which have access to a terrace with a beautiful view of the sea. On this floor we also have a laundry room that can also be used as a storage room.

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



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ready-to-move-in property without furniture.

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.