PARENTIUM PREMIUM REAL ESTATE
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Code :	02351
Location :	Umag
Building size :	180 m2
Lot size :	970 m2
Distance from center :	3500 m
Distance from sea :	600 m
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Year of construction :	2021
Energy efficiency :	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 m² plot and offers 184 m² 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 m²
Plot size: 973 m²

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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.