



PARENTIUM PREMIUM  
*Real Estate*

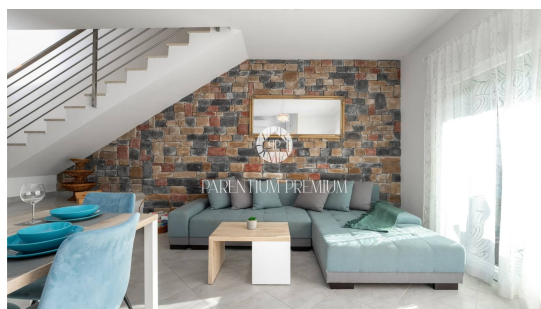
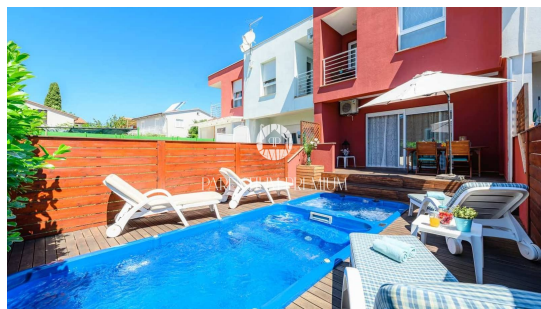
## PARENTIUM PREMIUM REAL ESTATE

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|                                   |                   |
|-----------------------------------|-------------------|
| <b>Code :</b>                     | 02409             |
| <b>Location :</b>                 | Umag              |
| <b>Building size :</b>            | 91 m <sup>2</sup> |
| <b>Lot size :</b>                 | 66 m <sup>2</sup> |
| <b>Distance from center :</b>     | 1500 m            |
| <b>Distance from sea :</b>        | 5000 m            |
| <b>Number of floors :</b>         | 2                 |
| <b>Number of rooms :</b>          | 3                 |
| <b>Number of bedrooms :</b>       | 2                 |
| <b>Number of bathrooms :</b>      | 1                 |
| <b>Number of toilets :</b>        | 1                 |
| <b>Swimming pool :</b>            | Yes               |
| <b>Parking :</b>                  | Yes               |
| <b>Air conditioning heating :</b> | Yes               |
| <b>Year of construction :</b>     | 2009              |
| <b>Energy efficiency :</b>        | Not specified     |

Price : 420.000 €

For sale is a well-maintained townhouse from 2009, located in a quiet area near Umag. The property offers 91 m<sup>2</sup> of living space and 66 m<sup>2</sup> of terraces, including a private pool and outdoor relaxation area.

The house consists of an entrance hallway, two bedrooms, a bathroom, a separate toilet, and an open-concept kitchen, dining room, and living room with access to the terrace and pool. The property also comes with one parking space.

It is located just 1,500 meters from the sea and beach, while the center of Umag is approximately 5 kilometers away. It is set in a peaceful and pleasant environment that provides privacy while allowing quick access to all necessary amenities.

Thanks to its attractive location, pool, and functional room layout, the house achieves excellent results in tourist rentals and represents a great opportunity for personal vacation use as well as a secure investment with potential for income generation.