



PARENTIUM PREMIUM
Real Estate

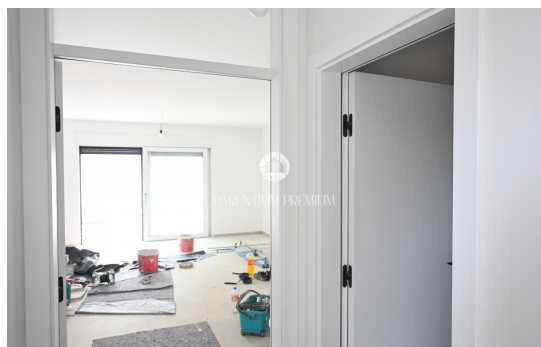
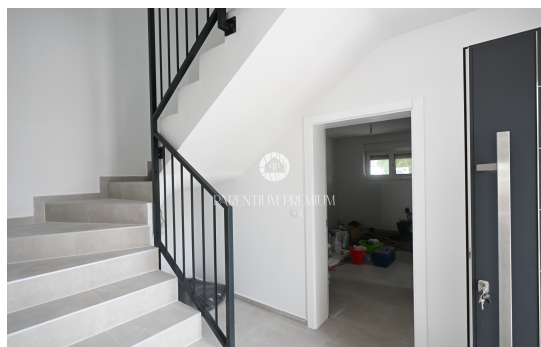
PARENTIUM PREMIUM REAL ESTATE

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Code :	02427
Location :	Umag
Building size :	132 m ²
Lot size :	300 m ²
Distance from center :	5000 m
Distance from sea :	1500 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 530.000 €

For sale is a modern house with a living area of 132 m² and a landscaped garden of 300 m², located in a quiet area near Savudrija, close to the sea and the Slovenian border. Due to its excellent location and quality execution, it is ideal for family living, vacation, or tourist rental.

The house spans two levels. The ground floor features a spacious living room with an open-concept kitchen and dining area, a bedroom with an en-suite bathroom, a guest toilet, a laundry room, and a storage room. From the living area, there is access to the landscaped garden with a swimming pool and sunbathing area. The upper floor houses two more bedrooms, each with its own bathroom and access to a terrace.

The property has an energy certificate A+, underfloor heating via a heat pump, and air conditioning in all rooms. Additional value is provided by two parking spaces, an electric vehicle charger, preparation for pool heating, and modern architecture with stone details.

For more information or to arrange a viewing, please feel free to contact us.