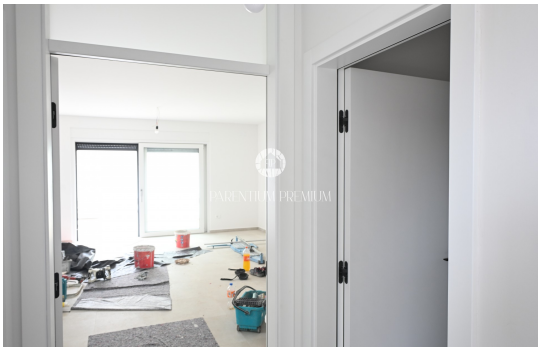
PARENTIUM PREMIUM REAL ESTATE
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Code :	02427
Location :	Umag
Building size :	132 m2
Lot size :	300 m2
Distance from center :	5000 m
Distance from sea :	1500 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming 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. Thanks to its excellent location and high-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 pool and sunbathing area.

On the upper floor, there are 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 comes from two parking spaces, a charger for electric vehicles, preparation for pool heating, and modern architecture with elegant stone details.

The property is in the VAT system, and VAT is included in the stated sale price. The buyer does not pay real estate transfer tax, which represents an additional benefit when purchasing.

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