



PARENTIUM PREMIUM
Real Estate

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Code :	02444
Location :	Umag
Building size :	194 m ²
Lot size :	460 m ²
Distance from center :	8000 m
Distance from sea :	900 m
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2023
Energy efficiency :	A+

Price : 1.270.000 €

In a quiet environment near Savudrija, just 700 m from the sea and beaches, there is a modern villa with an area of 194 m² on a completely fenced plot of 650 m².

The villa extends over two floors. The ground floor features an open living space with a kitchen and dining area, one bedroom with an en-suite bathroom, a guest toilet, and a storage room. The living room opens onto a covered terrace and a landscaped garden with a heated pool measuring 28 m². An additional value is provided by a summer kitchen of 47 m² and a basement with a recreation area and billiards.

On the upper floor, there are three bedrooms, each with its own bathroom, two of which have access to a spacious terrace with panoramic views of the sea and surrounding olive groves.

The villa is sold fully furnished and equipped, and for maximum comfort throughout the year, it features underfloor heating via a heat pump, air-conditioned rooms, and a smart home system.

Umag is 8 km away, Novigrad 18 km, and Portorož Airport is 25 km away. The property is an excellent choice for personal vacation, but also as an investment for tourist rental.