



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02487
Location :	Umag
Building size :	140 m ²
Lot size :	300 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 630.000 €

Umag – Modern villa with pool and sea view

In a peaceful setting near Umag, a modern, fully furnished villa with a heated pool and beautiful sea views is for sale, located just 1.5 km from the sea. The property has approximately 140 m² of living space and stands out with its spacious yard, roof terrace, and contemporary interior design.

The villa is part of a semi-detached house but is designed as a separate living unit with its own outdoor space, pool, and parking spaces.

On the ground floor, there is a spacious open-plan living area that combines the living room, kitchen, and dining room. Large glass surfaces connect the interior with the terrace, sunbathing area, and pool, creating a pleasant space for everyday living and socializing during the summer months. This level also includes a guest toilet and storage.

On the first floor, there are three bedrooms and two modernly designed bathrooms. Two bedrooms have direct access to the terrace with an open view of the sea.

A special feature of the property is the roof terrace with an area of 41 m². From the terrace, there is a panoramic view of the sea and the surroundings, and its size allows for the arrangement of an additional lounge area, sunbathing area, or the installation of a jacuzzi.



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041

In the landscaped yard, there is a heated pool with an area of 28 m² and a spacious sunbathing area, creating a private zone for relaxation and outdoor gatherings.

Main features

- modern villa of approx. 140 m²
- only 1.5 km from the sea
- sea view
- 3 bedrooms
- 2 bathrooms + guest toilet
- heated pool of 28 m²
- landscaped sunbathing area
- roof terrace of 41 m²
- terraces with sea views
- open-plan living room, kitchen, and dining area
- fully furnished and equipped
- air conditioning for heating and cooling
- preparation for underfloor heating via heat pump
- storage
- 4 private parking spaces
- quality construction and thermal insulation
- peaceful environment near Umag

The property is built with quality materials with an emphasis on energy efficiency and modern living standards. Air conditioning units are installed for heating and cooling, and there is preparation for underfloor heating via a heat pump.

The villa is sold fully furnished and ready for occupancy, allowing the future owner to use the property without additional investments in interior furnishing.

The combination of proximity to the sea, heated pool, roof terrace, sea view, and fully furnished interior makes this villa an attractive property for personal vacation or year-round living, as well as for tourist rental in the Umag area.