



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02518
Location :	Umag
Building size :	260 m ²
Lot size :	1349 m ²
Distance from center :	0 m
Distance from sea :	2000 m
Number of floors :	3
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	5
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	A

Price : 1.180.000 €

In a peaceful environment not far from Umag, there is a beautiful Istrian stone house that combines traditional character with the comfort of modern living. Surrounded by greenery and vineyards, it offers privacy and tranquility, while the sea is only about 2 km away.

The house has approximately 260 m² of living space and is situated on a spacious plot of 1,349 m².

The property is distributed over multiple levels. On the ground floor, there is a spacious and cozy living area that combines a living room, dining room, and a modernly equipped kitchen. On the same level, there is a bathroom, and from the living area, you can exit to a covered terrace and a landscaped garden, ideal for outdoor living for most of the year.

On the upper levels, there are a total of four bedrooms, each with its own bathroom, ensuring additional privacy and comfort for owners and guests. One of the bedrooms has access to its own terrace with a beautiful open view of the surrounding greenery and vineyards.

The house was fully renovated in 2022, with special attention paid to preserving its original Istrian character. Traditional stone elements are harmoniously connected with modern reinforced concrete construction and modern solutions needed for comfortable living throughout the year.

Energy-efficient heat pumps are used for heating and cooling, while the orientation of the house towards the east, south, and west allows for plenty of natural light throughout the day.

The property's value is enhanced by a large and beautifully landscaped



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garden, designed as a space for relaxation, socializing, and enjoying privacy. In the central part, there is a 32 m² swimming pool, surrounded by greenery and sunbathing areas.

An additional room is arranged as a private wellness and relaxation zone with a sauna, while the lawn is equipped with an automatic irrigation system for easier maintenance. There is also parking space for three to four cars on the plot.

Thanks to the combination of authentic Istrian style, spacious garden, pool, and peaceful location near the sea, this property is an excellent choice for family vacations and stays, as well as an investment for tourist rentals.

The property has clear ownership.

For more information, documentation, or to arrange a viewing, feel free to contact us. We will be happy to provide you with any additional information.