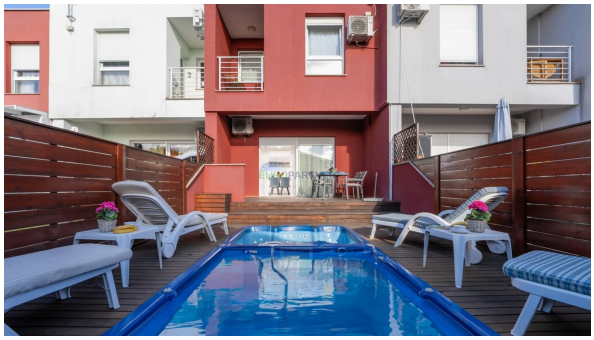
EURO PARTNER
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Code :	00139
Location :	Umag
Building area :	91.44 m2
Land area :	66 m2
Number of bedrooms :	2
Number of bathrooms :	2
Distance from the sea :	2 km

Price : 420.000 €

BUILDING

Number of rooms :	3
Number of floors :	1
Energy class :	A
Year of construction :	2010

AMENITIES

Terrace :	Yes
Number of parking spaces :	1
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

Istria, Umag, surroundings, House with swimming pool

We proudly present this beautiful terraced house located in an attractive location in a quiet neighborhood. This property offers the ideal combination of comfort, convenience and proximity to numerous attractions.
The location of this house is extremely favorable in every sense. It is located only 6 km from the center of Umag and has a fast traffic connection with the main road Umag - Koper, where the Plovanija border crossing is only 5 km away. One of the most beautiful beaches on the Umag Riviera, Kanegra, is only 2 km away, while the golf course and the exclusive Kempinski resort are only 6 km from the property.
The terrace of this house offers a wonderful view of the lush vegetation of the Istrian forests, thus ensuring clean air and a peaceful atmosphere. The ground floor of the house contains a living room, a kitchen, a bathroom and a spacious terrace that extends as an extension of the open living room with an elegant glass wall. Part of the terrace is covered and is located below the upper floor, providing additional comfort and protection from the sun.
On the upper floor, there are two bedrooms, one of which has a terrace on the courtyard side, and a larger bathroom equipped with first-class sanitary facilities. The floors are connected by an internal staircase. The house is built with quality materials, including poroterm block bricks with a demit facade, first-class tiles and Italian sanitary ware, and high-quality PVC exterior joinery with aluminum shutters.

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This property is fully equipped with air conditioning, satellite TV antenna, telephone line and other necessary facilities. In the garden there is a swimming pool and a jacuzzi, providing additional opportunities for relaxation and enjoyment. The house is fully furnished and is ideal both for tourism activities (categorization 4 stars) and for a peaceful family life.