

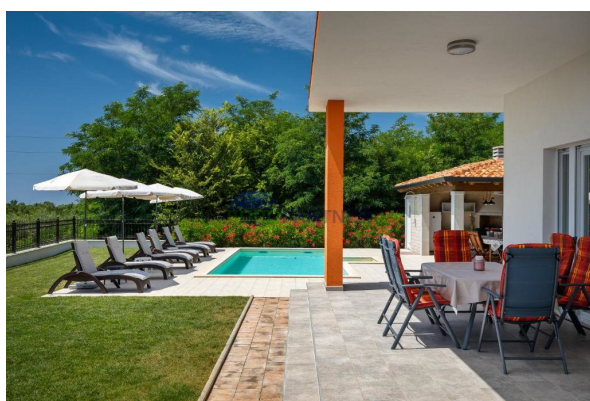
EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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Code :	00023
Location :	Umag
Building area :	186 m2
Land area :	760 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1

Price : 697.000 €

BUILDING

Number of rooms :	5
Number of floors :	2
Energy class :	in preparation

AMENITIES

Sea view :	Yes
Balcony :	Yes
Number of parking spaces :	4
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
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INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

Imagine waking up to the scent of the sea and the rustling of olive trees, while the terrace greets you with a breathtaking view of the Adriatic Sea and the romantic hills of Buje.

This luxury villa in a small village near Umag offers just that - the perfect combination of modern luxury, privacy, and Mediterranean charm.

Only a few minutes from the Slovenian and Italian borders, the property provides a unique advantage: you can enjoy the heart of Istria while being right at Europe's doorstep - highways, airports, and major cities are easily accessible.

Special feature: fully accessible for people with disabilities and suitable for the elderly, ensuring a carefree holiday without obstacles.

The villa offers 186 m2 of living space spread over two floors, built on a 760 m2 plot, with 4 comfortable bedrooms, 4 bathrooms, and a 32 m2 swimming pool with a sun deck. For rental purposes, its 5***** categorization guarantees excellent income during the summer season.



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Private parking is available inside the gated property, as well as reliable indoor and outdoor Wi-Fi.

The enclosed estate includes parking, a spacious garden with automatic irrigation, an outdoor dining area for gatherings, and a beautifully arranged children's playground.

Heating & cooling: heat pump and air conditioning in all rooms.

Perfect as a family home or a secure investment in tourism – this villa is more than a house, it is a lifestyle.

Let yourself be enchanted by the sea view and discover your new home in Istria!

Price: €697,000

Contact (call or WhatsApp): +385 98 923 6402

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.