EURO PARTNER
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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

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