

**EURO PARTNER**

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



|                              |        |
|------------------------------|--------|
| <b>Code :</b>                | 00023  |
| <b>Location :</b>            | Umag   |
| <b>Building area :</b>       | 186 m2 |
| <b>Land area :</b>           | 760 m2 |
| <b>Number of bedrooms :</b>  | 4      |
| <b>Number of bathrooms :</b> | 4      |
| <b>Number of toilets :</b>   | 1      |

**Price : 697.000 €**

**BUILDING**

|                           |                |
|---------------------------|----------------|
| <b>Number of rooms :</b>  | 5              |
| <b>Number of floors :</b> | 2              |
| <b>Energy class :</b>     | in preparation |

**AMENITIES**

|                                   |     |
|-----------------------------------|-----|
| <b>Sea view :</b>                 | Yes |
| <b>Balcony :</b>                  | Yes |
| <b>Number of parking spaces :</b> | 4   |
| <b>Pool :</b>                     | Yes |

**HEATING & COOLING**

|                           |     |
|---------------------------|-----|
| <b>Air conditioning :</b> | Yes |
|---------------------------|-----|

**INFRASTRUCTURE**

|                      |     |
|----------------------|-----|
| <b>Electricity :</b> | Yes |
| <b>Water :</b>       | Yes |
| <b>Sewerage :</b>    | Yes |

**DOCUMENTATION**

|                           |     |
|---------------------------|-----|
| <b>Building permit :</b>  | Yes |
| <b>Occupancy permit :</b> | 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.



**EURO PARTNER**

Mate Vlašića 20, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

---

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