EURO PARTNER
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Code :	00279
Location :	Umag
Building area :	140 m2
Land area :	675 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	7 km
Orientation :	South

Price : 720.000 €

BUILDING

Number of rooms :	4
Energy class :	in preparation
Year of construction :	2023
Condition :	Newly built

AMENITIES

Terrace :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

Beautiful Stone Villa with Pool Near Umag

Located in a peaceful area just 7 kilometers from Umag and 12 kilometers from the border crossing, this exceptional stone villa combines traditional Istrian architecture with modern comfort and a distinctive design.

The house has a living area of 140 m2 and sits on a plot of 675 m2 featuring a swimming pool, sunbathing area, and a covered terrace perfect for outdoor relaxation and dining.
The garden is currently being landscaped and will soon complete the impression of luxury and tranquility this property offers.

The interior exudes warmth and authentic charm. What makes this villa truly special is the fact that the original stone walls have been left exposed inside, creating a unique blend of rustic character and modern elegance.

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The layout includes an entrance hall, a kitchen with dining area, a living room with an open fireplace, three bedrooms, and a 25 m2 gallery that can serve as an additional lounge or workspace.

The house was built with exceptional quality – solid stone walls were reinforced with brick, resulting in a total wall thickness of 50 cm, ensuring outstanding thermal and sound insulation throughout the year.

The price of the property is €720,000, with the possibility to purchase an additional 231 m2 plot that already has a building permit for a single-story house of 90 m2. In that case, the total purchase price is €885,000.

This property is an ideal choice for those seeking an authentic Istrian home – perfect for year-round living, a holiday retreat, or as a profitable investment for tourist rental.