



<b>Code :</b>	01613
<b>Location :</b>	Umag
<b>Building size :</b>	176 m2
<b>Lot size :</b>	569 m2
<b>Distance from city :</b>	9000 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	2 / 1
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	A+
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Depository :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 690.000 €

K104

EXCLUSIVE AGENCY OFFER

A beautiful house with a swimming pool, with an unbuildable panoramic view of the sea and nature!

Detached house on two floors, only 8 km from the sea.

It consists of a ground floor where there is a bedroom with its own bathroom, a toilet, a technical room, a kitchen, a pantry, a dining room and a living room with lots of natural light due to the glass walls that lead outside to a large terrace with a panoramic view of the sea and a beautiful landscape. comfortable summer kitchen with natural stone and has a built-in grill, stove and lavender.

Sunbed with heated saltwater pool, well-kept garden with Mediterranean plants and automatic irrigation.

There is also a large storage room on the outside where you can store bicycles, garden equipment, a toolbox and more.

There are two bedrooms on the first floor, both of which have access to a large terrace with a panoramic view of the sea and beautiful nature. All rooms have a view of the sea!



**ISTRA PLUS REAL ESTATE**

**Istarskog razvoda 19, 52440 Poreč**

**mail: [info@istraplus-realestate.com](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

In the corridor there is a comfortable wardrobe and a bathroom.

It has air conditioning in every room and underfloor heating throughout the house.

Property worthy of attention and unique location !!