

## ISTRIA ADRIA

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<b>Code :</b>	12896
<b>Location :</b>	Umag
<b>Building size :</b>	121 m2
<b>Lot size :</b>	350 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	350 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2026

**Price :** 536.000 €

In an exceptional location in Savudrija, near Umag, a project of modern luxury houses is being developed, combining contemporary architecture, top-notch functionality, and the Mediterranean way of life. The houses are located just 350 meters from the sea, in a peaceful and attractive part of Istria, ideal for vacation, year-round living, or investment.

Each house has a net area of 121.64 m<sup>2</sup> spread over the ground floor, first floor, and attic, designed to provide maximum comfort and privacy. The ground floor features a spacious open-plan living room with a kitchen and dining area, while the house includes a total of four bedrooms and two bathrooms. The property is further enhanced by spacious terraces and a private rooftop terrace, offering the possibility to create a relaxation area to enjoy the Mediterranean ambiance. There is also the option to build a private pool, and parking spaces are provided.

The project is characterized by large glass surfaces, an abundance of natural light, modern lines, and high-quality materials that create a perfect blend of elegance and functionality. This is a unique opportunity to purchase a property in one of the most desirable locations on the western coast of Istria.

For more information and viewings, please