

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09318
Location :	Umag
Building size :	372 m ²
Lot size :	555 m ²
Garden size :	0.00 m ²
Distance from sea :	300 m
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	6
Number of bathrooms :	5
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+

Price : 1.290.000 €

In a peaceful and green area of Umag, just a short walk from the sea, a house with a swimming pool, covering a total area of over 370 m², is for sale. Situated on a well-maintained plot with complete privacy, this property is perfect for multi-generational living or as an investment for tourist rental.

The house is divided into three completely separate apartments, each with its own entrance, terrace, and private part of the yard. In front of the house, there is a swimming pool measuring 10x4 m with a waterfall, surrounded by Mediterranean plants, palm trees, and old olive trees, creating the ambiance of a true oasis of peace.

The special atmosphere is enhanced by three stone fireplaces, one located in the living room and two on the outdoor terraces—ideal for relaxed gatherings throughout the year.

All apartments are equipped with air conditioning for heating and cooling, while the property's security is ensured by video surveillance with remote access. The yard is already prepared with infrastructure for an electric charging station.

Property structure:

Apartment 1: 3 bedrooms, 2 bathrooms, a large living room with a kitchen and dining area, a terrace with a fireplace, a landscaped garden, and a storage room (total of 185 m²).

Apartment 2: 2 bedrooms, 2 bathrooms, a living room with a fireplace, kitchen, dining area, terrace with access from multiple rooms, high ceilings (147 m²).

Apartment 3: a compact apartment with a living room and kitchen, bathroom, bedroom in the gallery, and a small terrace

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(40 m²).

The surroundings offer tranquility, privacy, and proximity to all amenities—beaches, shops, restaurants, and promenades are accessible within minutes.

For more information, please

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