



## Holiday house with pool and sea view in Umag

2.100.000 €

5.250 €/m<sup>2</sup>

For sale is a luxurious villa with sea view, situated in Umag. Only 150 meters from the property there is a beautiful beach, while it takes a 5-minute walk to get to the city center. The whole property has 892 m<sup>2</sup>, and the total surface of the villa is 400 m<sup>2</sup>. It was built in 1964, but in 2013 it was completely renovated.

This vacation house it consists of 2 apartments, a dining room, living room, 5 bedrooms, 4 bathrooms and a terrace overlooking the sea. With a total of 16 beds, it is an ideal accommodation for a family holiday or a vacation with friends. All the floors in the bedrooms and living room are covered with an oak tree, while the kitchen, halls, and terrace are paved with marble or terracotta tiles. The exterior joinery is made of wood and PVC. Interior doors and frames are made of solid wood.

The property is fenced with a wall, a combination of stone and wrought iron and secured with the remote control gate. You can count on privacy and spend a carefree holiday. Summer kitchen with fireplace, right next to the oval pool of 28 m<sup>2</sup>, is a perfect place for an afternoon barbecue and fun. There is an automatic irrigation system which takes care of keeping the lawn green.

During the winter you can use the fireplace, central heating stoves with light distillate oil and/or radiators. Cooling the rooms is done by inverter air conditioners. The furniture is not included in the selling price.

The villa is connected to water, electric and sewage network, it has internet, phone, SAT TV. Access to the house is asphalted and there are several parking places in the yard.

The villa is currently in use as a holiday house, but the owners are also renting it to tourists.

It takes only 12 km drive to get to Buje. The nearest golf course is 9 km away and for the adventurers, there is a water park Istralandia nearby (16 km). Pula Airport is 84 km away and Venice Airport 203 km.

## Summary

Location	Umag	Property ID	2161
Price	2.100.000 €	Type	house

Area	400 m <sup>2</sup>	Land area	892 m <sup>2</sup>
Bedrooms	5	Bathrooms	4
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	5.250 €	Tax	3%
Energy certificate	-	Subtype	detached, family house, villa

## Distances

Sea	150 m
Pula airport	84 km
Store	150 m
Venezia airport	203 km
Center	600 m

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