



<b>Code :</b>	00041
<b>Location :</b>	Umag
<b>Building size :</b>	146 m <sup>2</sup>
<b>Lot size :</b>	416 m <sup>2</sup>
<b>Distance from center :</b>	4500 m
<b>Distance from sea :</b>	700 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+

Old price : 448.000 €

**New price : 435.000 €**

An elegant semi-detached house with a pool and sea view is for sale, located in a peaceful area near Umag. The net usable area is 146 m<sup>2</sup>, spread over two floors.

The ground floor features a spacious living room, kitchen, and dining area with access to the terrace, a guest toilet, a storage room, and a sauna. The first floor consists of three bedrooms, each with its own bathroom and wardrobe. Two bedrooms have access to covered terraces, offering a breathtaking view of the sea and nature.

The 340 m<sup>2</sup> garden includes a 24 m<sup>2</sup> swimming pool with a sun deck and three parking spaces.

The house is built with high-quality materials, including anthracite PVC joinery with triple glazing, mosquito nets, and electric shutters. It is equipped with 12V DC underfloor heating and an air-conditioning cooling system. Ceramic tiles are installed in all rooms, while the energy-efficient façade (10 cm styrofoam) with stone cladding ensures optimal insulation and low heating costs.

The planned completion of construction is in spring 2025.

The house is in an excellent location, with an asphalt road leading to the first beaches and the sea, approximately 700 m away, and about 4.5 km from Umag.



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The property price does not include VAT!

New build - no real estate transfer tax!

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