



<b>Code :</b>	00373
<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>	5000 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>Attractive location :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Sewerage :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Sauna :</b>	Yes
<b>Terrace :</b>	Yes
<b>Security door :</b>	Yes
<b>Internet :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Year of construction :</b>	2024
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A

**Price :** 580.000 €

Charming semi-detached house with a sea view and a swimming pool in the vicinity of Umag

A charming semi-detached house with a swimming pool and a view of the sea in the vicinity of Umag is for sale. The net usable area of

the house is 146 m<sup>2</sup> and extends over two floors. On the ground floor there is a living room, a kitchen and a dining room with access to a terrace, a toilet, a storage room and a sauna. Upstairs there are 3 bedrooms, each with its own bathroom and wardrobe. The master bedroom has access to a covered terrace with a view of the sea and nature. There is a 24 m<sup>2</sup> swimming pool with a sun



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deck and 3 parking spaces on the 340 m2 garden.

The house is built with high-quality materials, underfloor heating with direct current (12V) and cooling with air conditioners, PVC anthracite carpentry with three-layer glass, mosquito nets and electric blinds. Tiles will be installed in all rooms. The facade will be energy-efficient (10 cm styrofoam), which guarantees minimal heating costs, and will be covered with stone.

Completion of construction is planned for the spring of 2025.

The house is located in an attractive location and is only 700 m from the sea and a beautifully landscaped beach.

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