LEONES REAL ESTATE
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Code :	00751
Location :	Umag
Building size :	140 m2
Lot size :	300 m2
Distance from center :	2000 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Arranged environment :	Yes
Swimming pool :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Terrace :	Yes
Roof terrace :	Yes
Furnished :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2025
Condition :	New construction
Energy efficiency :	A

Price : 595.000 €

Modern semi-detached house with heated pool and sea view near Umag

A modern semi-detached house with heated pool and sea view near Umag is for sale. The net usable area of

the house is 140 m2 while the land area is 300 m2. The ground floor consists of a living room, kitchen, toilet, storage room and terrace while the first floor consists of 3 bedrooms, two of which have access to a terrace with a beautiful sea view and 2 bathrooms. On the second floor, i.e. the roof terrace of 41 m2 with a sea view, it is possible to place a jacuzzi to enjoy the hot summer months.

For heating, there is a predisposition for underfloor heating with a

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heat pump, while cooling is with air conditioning.

The heated pool area is 33 m2. The facade is energy efficient (10 cm polystyrene) while the joinery is PVC. The house is located in a peaceful environment and is ideal for living but also for renting out for tourist purposes. It is being sold fully furnished.

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