**LEONES REAL ESTATE**
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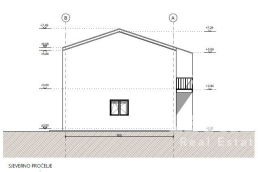

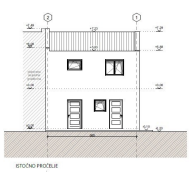

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|---|---|
| **Code :** | 00865 |
| **Location :** | Umag |
| **Building size :** | 101 m2 |
| **Lot size :** | 250 m2 |
| **Distance from center :** | 5000 m |
| **Distance from sea :** | 5000 m |
| **Number of floors :** | 2 |
| **Number of bedrooms :** | 3 |
| **Number of rooms :** | 4 |
| **Number of bathrooms :** | 1 |
| **Number of toilets :** | 1 |
| **Arranged environment :** | Yes |
| **Sewerage :** | Yes |
| **Asphalted :** | Yes |
| **Parking :** | Yes |
| **Air conditioning :** | Yes |
| **Underfloor heating :** | Yes |
| **Terrace :** | Yes |
| **Internet :** | Yes |
| **PVC doors and windows :** | Yes |
| **Year of construction :** | 2027 |
| **Condition :** | New construction |
| **Energy efficiency :** | A |

Price : 330.000 €

Terraced house in a quiet area near Umag

A terraced house is for sale in a quiet area near Umag. The net usable area of

the house is 101 m2, while the garden area is about 200 m2. On the ground floor there is a toilet, a kitchen with a dining area and a living room with access to a terrace. On the first floor there are 3 bedrooms and a bathroom.

The heating is underfloor with a heat pump, while the cooling is with air conditioning units. The house has two parking spaces.

The facade is energy efficient (10 cm polystyrene) while the joinery is made of PVC. AKU bricks will be placed between the houses for better sound insulation. Construction is scheduled to begin in early 2027. At this stage, the buyer can make certain modifications according to their own wishes.

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The house is located 5000 m from the sea and beach and 5000 m from the town of Umag and all amenities.

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