LEONES REAL ESTATE
Ulica Olge Ban 9, 52470 Umag
e-mail: info@leones-realestate.hr
web: leones-realestate.hr
info: +385 99 284 2871











Code :	00895
Location :	Umag
Building size :	109 m2
Lot size :	20 m2
Distance from center :	4000 m
Distance from sea :	4000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Attractive location :	Yes
Arranged environment :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Terrace :	Yes
Security door :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2027
Condition :	New construction
Energy efficiency :	A+

Price :	395.000 €

Terraced House in the Vicinity of Umag

A terraced house is for sale in the vicinity of Umag. The net usable area of

the house is 109 m², with a garden/plot area of

approximately 20 m². The ground floor features a bathroom, a laundry room, a kitchen with a dining area, and a living room that opens onto a terrace. The upper floor contains 3 bedrooms, a walk-in closet, and a bathroom.

Heating is provided by an energy-efficient 36V carbon-based electric underfloor system throughout the house, while cooling is handled by air conditioning units. The walls between the units are additionally lined with 5 cm of rock wool for improved sound and thermal insulation.

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The building features an energy-efficient facade (15 cm of expanded polystyrene/styrofoam insulation). The joinery is PVC with triple-glazed glass; the large glass wall in the living room is equipped with electric aluminum shutters and insect screens, while the remaining shutters feature standard manual operation. The price includes an awning, artificial or natural grass with an automatic irrigation system, and pre-installation (preparations) for a photovoltaic (solar) power system and an outdoor kitchen. The house comes with two covered parking spaces.

Construction is scheduled to begin in early 2027.

The house is located 4,000 meters from the sea and the beach, and 4,000 meters from the town of Umag and all local amenities.

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