LEONES REAL ESTATE
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Code :	00903
Location :	Umag
Building size :	256 m2
Lot size :	150 m2
Distance from sea :	200 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	Yes
Video surveillance :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Jacuzzi :	Yes
Terrace :	Yes
Security door :	Yes
Internet :	Yes
Aluminum carpentry :	Yes
Year of construction :	2026
Condition :	New construction
Energy efficiency :	A

Price : 1.152.000 €

Terraced House 200m from the Sea and Beach in the Umag Area

A terraced house is for sale, located 200m from the sea and the beach in the vicinity of Umag. The house offers a sea view and is situated in an excellent location. It has a net usable area of

256 m² and spans three floors. The ground floor features a spacious living room with a kitchen, a bathroom, a storage room, an outdoor covered loggia, and an uncovered terrace with access to the courtyard. An external storage area is also available for bicycles. In front of each entrance, there is a parking space for two vehicles, shaded by a pergola. The terrace is designed to accommodate an outdoor barbecue and includes pre-installation for an outdoor jacuzzi (which can be installed upon request).

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The first floor consists of three bedrooms, two bathrooms, and a loggia shared by two of the bedrooms. The second floor comprises a spacious bedroom with access to a loggia, as well as a bathroom. The bedroom includes an indoor jacuzzi, while the bathroom features a Finnish sauna; together, these create a private wellness oasis with an unobstructed sea view.

The load-bearing walls are constructed using a combination of reinforced concrete and Porotherm brick masonry, while the floor slabs and the roof slab are built as solid reinforced concrete slabs. Floor insulation consists of 5 cm thick expanded polystyrene, a grid system for underfloor heating, a 5 cm thick cement screed, and the final floor covering. The bedrooms will feature three-layer parquet flooring, while the living rooms, kitchens, entryways, and bathrooms will be fitted with first-class 60x120 cm ceramic tiles; the same tiles will be used on the terraces, but in an anti-slip finish. Bathroom walls will also be clad in 60x120 cm ceramic tiles. The bathrooms will include ceramic shower trays with glass enclosures or walk-in shower partitions, featuring flush-mounted Hansgrohe floor drains, as well as wall-hung toilets with concealed cisterns (Geberit). Washbasins will be integrated into attractive vanity units from the "Kolpa-san" range, and the faucets will be from the Hansgrohe collection.

Heating will be provided via an underfloor system powered by a heat pump, while cooling will be handled by air conditioning units, with a separate indoor unit in each room. The outdoor unit will be located on the roof. Each residential unit will be equipped with a security system, video surveillance, and a smoke extraction system, and will also include provisions for a solar power plant.

The exterior joinery will consist of aluminum frames with triple glazing, primarily featuring large sliding glass panels. The aluminum fixtures will be complemented by external aluminum shutters and insect screens; the shutters will be electrically operated. The facade will be partially clad in stone.

Completion is scheduled for the spring of 2027.

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