LEONES REAL ESTATE
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Code :	00904
Location :	Umag
Building size :	241 m2
Lot size :	33 m2
Distance from sea :	200 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	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 : 1.084.500 €

Terraced House in the First Row to the Sea near Umag

A terraced house located in the first row to the sea near Umag is for sale. The house occupies an excellent location. It has a net usable area of

241 m² and spans three floors. The garden area measures 33 m². 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 yard. An external storage space is also available, suitable for storing bicycles. In front of each entrance, there is a parking area for two vehicles, shaded by a pergola. The terrace can accommodate an outdoor barbecue and is pre-configured for an outdoor jacuzzi (which can also be installed upon request).

The first floor consists of three bedrooms, two bathrooms, and a

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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 elements 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 every room. The outdoor unit will be located on the roof. Each residential unit will be equipped with a security system, video surveillance, a smoke extraction system, and pre-installation for a solar power plant.

The exterior joinery will be made of aluminum with triple glazing, consisting primarily of 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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