



<b>ID :</b>	00135
<b>Location :</b>	Umag
<b>Building size :</b>	131 m <sup>2</sup>
<b>Lot size :</b>	163 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	1500 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy class :</b>	Not specified
<b>Condition :</b>	Under construction

Price : 530.000 €

For sale is a semi-detached villa with a pool, covering a total area of 132 m<sup>2</sup>, located on a plot of 163 m<sup>2</sup>, just 1500 meters from the sea and an organized beach. The property spans two floors. On the ground floor, there is a spacious living room with a kitchen and dining area, offering direct views and access to the pool in the backyard. The ground floor also features a bedroom with an en-suite bathroom, a laundry room, a guest toilet, and a storage room.

Upstairs, there are two bedrooms, each with its own en-suite bathroom and terrace. Underfloor heating will be installed in all rooms, and cooling will be provided by air conditioning units. The house has two parking spaces and a fast charger for electric vehicles. The property has also been prepared for solar panels on the roof and for a heated pool. The center of Umag is only a few minutes' drive away.

Thanks to its modern design, high-quality materials, and energy efficiency (energy certificate A+), this house presents an excellent opportunity for family living or as an investment for tourism. The house is under construction (currently, as of 02/2025, roofed and in rough construction phase), with completion expected by autumn 2025.

For more information, feel free to contact us.