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|----------------------------------------------|--------------------|
| <b>Object ID :</b>                           | 2736               |
| <b>Location :</b>                            | Umag               |
| <b>Building size :</b>                       | 117 m2             |
| <b>Lot size :</b>                            | 190 m2             |
| <b>Distance from center :</b>                | 2 m                |
| <b>Distance from sea :</b>                   | 2 m                |
| <b>Number of floors :</b>                    | 3                  |
| <b>Number of bedrooms :</b>                  | 3                  |
| <b>Number of rooms :</b>                     | 4                  |
| <b>Number of bathrooms :</b>                 | 2                  |
| <b>Number of toilets :</b>                   | 1                  |
| <b>Sea View :</b>                            | Yes                |
| <b>Parking :</b>                             | Yes                |
| <b>Internet :</b>                            | Yes                |
| <b>PVC doors and windows :</b>               | Yes                |
| <b>El. blinds :</b>                          | Yes                |
| <b>Air conditioning :</b>                    | Yes                |
| <b>Underfloor heating (predisposition) :</b> | Yes                |
| <b>Video surveillance :</b>                  | Yes                |
| <b>Fire resistant door :</b>                 | Yes                |
| <b>Condition :</b>                           | Under construction |
| <b>Energy efficiency :</b>                   | A+                 |
| <b>Year of construction :</b>                | 2025               |

**Price : 390.000 €**

A house for sale is located near Umag, as part of a modern complex of three terraced houses.

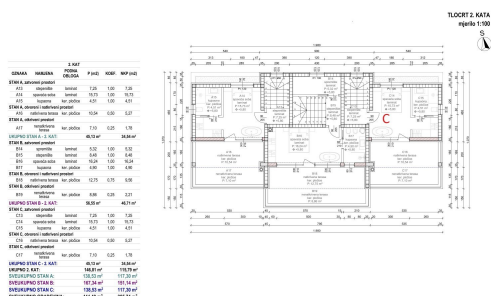
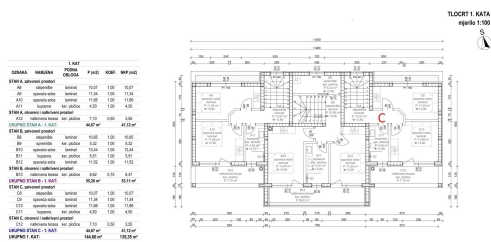
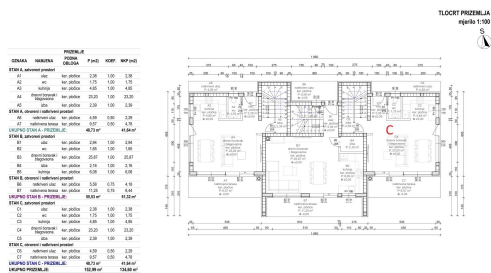
Construction of the complex will begin in late 2025, and is scheduled for completion by the end of 2026.

The house for sale is designated as unit B, which covers a total net area of

117m2, which includes a ground floor and two floors.

On the ground floor of the house there is an entrance hall, a guest toilet and an open space that combines a kitchen, dining room and living room. From the living room, through large glass walls, there is an exit to the 70 square meter courtyard.

The first floor offers an additional bathroom and two bedrooms, one of which has its own exit to the terrace.



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The second floor offers another storage room, a large bedroom with a private bathroom and exit to a terrace overlooking the sea.

Each floor will be equipped with air conditioning, and for additional heating, preparation for a heat pump will be provided. The house will also have two parking spaces.

Buyers who decide to purchase a house under construction have the opportunity to actively participate in selecting the finishing details, including ceramics, room doors, interior wall colors, and sanitary ware, in agreement with the investor.