









## **UNIVERSUM**

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Location: Building size: 95 m2 Lot size: 200 m2  Distance from center: 4 m  Distance from sea: 5 m  Number of floors: 1 Number of bedrooms: 3 Number of rooms: 4 Number of bathrooms: 1 Number of toilets: 1 Parking: PVC doors and windows: Yes  PVC doors and windows: Yes  Swimming pool: 18 m2  Terrace: Yes  Sun lounge: Air conditioning: Floor heating (electricity): Yes  Condition: Under construction Energy efficiency: Not specified	Object ID:	2635
Lot size:  Distance from center:  Ves  Parking:  Parking:  PVC doors and windows:  Swimming pool:  Terrace:  Sun lounge:  A m  200 m2  4 m  5 m  Number of tolors:  1  Number of bedrooms:  1  Number of bathrooms:  1  Parking:  Yes  Swimming pool:  Terrace:  Yes  Sun lounge:  Air conditioning:  Floor heating (electricity):  Yes  Condition:  Under construction	Location :	Buje
Distance from center: 4 m  Distance from sea: 5 m  Number of floors: 1  Number of bedrooms: 3  Number of rooms: 4  Number of bathrooms: 1  Number of toilets: 1  Parking: Yes  PVC doors and windows: Yes  Swimming pool: 18 m2  Terrace: Yes  Sun lounge: Yes  Air conditioning: Yes  Condition: Under construction	Building size :	95 m2
Distance from sea :5 mNumber of floors :1Number of bedrooms :3Number of rooms :4Number of bathrooms :1Number of toilets :1Parking :YesPVC doors and windows :YesSwimming pool :18 m2Terrace :YesSun lounge :YesAir conditioning :YesFloor heating (electricity) :YesCondition :Under construction	Lot size :	200 m2
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Number of rooms :4Number of bathrooms :1Number of toilets :1Parking :YesPVC doors and windows :YesSwimming pool :18 m2Terrace :YesSun lounge :YesAir conditioning :YesFloor heating (electricity) :YesCondition :Under construction	Number of floors :	1
Number of bathrooms:       1         Number of toilets:       1         Parking:       Yes         PVC doors and windows:       Yes         Swimming pool:       18 m2         Terrace:       Yes         Sun lounge:       Yes         Air conditioning:       Yes         Floor heating (electricity):       Yes         Condition:       Under construction	Number of bedrooms :	3
Number of toilets:  Parking:  PVC doors and windows:  Swimming pool:  Terrace:  Sun lounge:  Air conditioning:  Floor heating (electricity):  Condition:  Yes  1  Yes  Yes  Yes  Under construction	Number of rooms :	4
Parking:  PVC doors and windows:  Swimming pool:  Terrace:  Sun lounge:  Air conditioning:  Floor heating (electricity):  Condition:  Yes  Yes  Under construction	Number of bathrooms :	1
PVC doors and windows:  Swimming pool:  Terrace:  Yes  Sun lounge:  Air conditioning:  Floor heating (electricity):  Condition:  Yes  Under construction	Number of toilets :	1
Swimming pool: 18 m2  Terrace: Yes  Sun lounge: Yes  Air conditioning: Yes  Floor heating (electricity): Yes  Condition: Under construction	Parking :	Yes
Terrace: Yes Sun lounge: Yes Air conditioning: Yes Floor heating (electricity): Yes Condition: Under construction	PVC doors and windows :	Yes
Sun lounge: Yes  Air conditioning: Yes  Floor heating (electricity): Yes  Condition: Under construction	Swimming pool:	18 m2
Air conditioning:  Floor heating (electricity):  Condition:  Yes  Under construction	Terrace :	Yes
Floor heating (electricity): Yes  Condition: Under construction	Sun lounge :	Yes
Condition: Under construction	Air conditioning :	Yes
0	Floor heating (electricity):	Yes
Energy efficiency: Not specified	Condition:	Under construction
	Energy efficiency :	Not specified
Year of construction: 2024	Year of construction :	2024

Price: 270.000 €

For sale, a high-quality semi-detached house with a swimming pool under construction in the vicinity of Buje. The house has a living area of  $101\text{m}^2$ , and consists of a ground floor with a toilet, a kitchen and a living room with access to the terrace, and a first floor with three comfortable bedrooms and a bathroom. In the yard of approx. 250 m² there is a swimming pool of 18 m².

The house is equipped with electric underfloor heating and air conditioning, which ensures optimal comfort.

This property is located in a quiet neighborhood, making it the perfect place for a permanent residence or vacation rental.

At this stage of construction, the future buyer has the option of choosing ceramics, heating systems and other characteristics.

The house is 4 km from the famous Kanegra beach, 6 km from Buje and 10 km from Umag.

The planned completion of construction is December 2024.