

## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2701
<b>Location :</b>	Umag
<b>Building size :</b>	81.25 m2
<b>Distance from center :</b>	3 m
<b>Distance from sea :</b>	2.5 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	Not specified

**Price :** 260.000 €

### EXCLUSIVE OFFER

An exquisite semi-detached property in a new development is on sale, offering a generous living space of 81.25m2 spread across the ground floor and first floor.

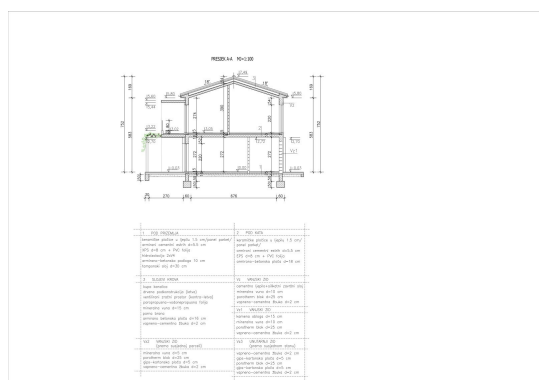
The ground floor is well-planned to include an entrance hallway, a bathroom, a kitchen, and a living room. It also features large glass walls that expand the space out to a covered terrace and a courtyard.

A flight of interior stairs leads to the first floor where the layout includes a restroom and two bedrooms. One of these bedrooms has direct access to a terrace. The large glass walls also ensure abundant lighting in the bedrooms.

The property will be fitted with top-notch ceramic tiles, air conditioning, and high-quality PVC carpentry. Future buyers will have the privilege to actively participate in choosing the ceramics, sanitary ware, wall colours, and interior doors.

Reservations for properties in this development are currently being accepted, with staggered payments made according to the construction phases in agreement with the developer.

This semi-detached property is situated just 3000 metres from the heart of Umag and 2500 metres from its beautiful beaches. Its location offers tranquility and easy access to all necessary amenities, while being far enough from the frenzied summer





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crowds.

Construction is planned to begin in 2025 and the project is anticipated to be completed in 2026.