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| <b>Object ID :</b>                           | 2723               |
| <b>Location :</b>                            | Umag               |
| <b>Building size :</b>                       | 145 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>                  | 3                  |
| <b>Number of rooms :</b>                     | 4                  |
| <b>Number of bathrooms :</b>                 | 2                  |
| <b>Number of toilets :</b>                   | 1                  |
| <b>Parking :</b>                             | Yes                |
| <b>PVC doors and windows :</b>               | Yes                |
| <b>El. blinds :</b>                          | Yes                |
| <b>Mosquito nets :</b>                       | Yes                |
| <b>Covered terrace :</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>                   | Not specified      |
| <b>Year of construction :</b>                | 2025               |

**Price : 403.000 €**

We are selling a building under construction near the beautiful town of Umag.

This house with an area of

145m2 spreads over the ground floor and the first floor. The ground floor contains an entrance hall, storage room, toilet, kitchen with dining room and living room with access to the yard. Internal stairs lead to the first floor where there are two bathrooms and three bedrooms. One of the bedrooms has a private bathroom, while the other two share one bathroom. In addition, one of the bedrooms has its own terrace.

The heating and cooling system operates via air conditioning, and for additional comfort, underfloor heating will be installed.

This building also includes two parking spaces.

Since the building is still under construction, the future owner has the option of customizing the interior. In agreement with the



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investor, he can choose ceramics, interior joinery, and colors of the interior and exterior walls.

The planned completion of construction is the end of 2025.