



Code :	00009
Location :	Umag
Building area :	186.96 m2
Land area :	478 m2
Distance from the center :	6000 m
Distance from the sea :	6000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	3
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price **770.000 €**

In the vicinity of Umag, just 6 km from the sea, we are selling a modern detached house located in a quiet neighborhood, close to all essential amenities.

The house is built on a plot of 478 m² and spans two floors with a total area of 186.96 m². On the ground floor, there is a living room connected to the kitchen and dining area, along with a pantry, a toilet, and a utility space. The living room opens onto a covered terrace. The first floor features three bedrooms, each with a private bathroom, and there is access from the first floor to a second covered terrace.

The yard includes a 27 m² swimming pool and a sunbathing area. The house is sold fully completed and ready for occupancy (without furniture), with two parking spaces.

Amenities include underfloor heating via a heat pump, a fireplace, air conditioning units, electric blinds, an alarm system, and thermostats in each room for precise temperature control. It



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is built with high-quality materials, featuring aluminum and PVC joinery.

For more information and to arrange a viewing, please feel free to contact us.