



PARENTIUM PREMIUM
Real Estate

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Code :	02401
Location :	Umag
Building size :	90 m ²
Lot size :	150 m ²
Distance from center :	5000 m
Distance from sea :	1500 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	1
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 345.000 €

In the vicinity of Savudrija, a modern semi-detached house with a pool is for sale, with a total net usable area of 90 m², situated on a plot of approximately 150 m².

The ground floor is functionally organized and includes an entrance WC, a kitchen connected to the dining area, and a spacious living room with access to a covered terrace of 15 m², ideal for relaxation and outdoor living.

On the upper floor, there are three bedrooms and a modernly designed bathroom, providing ample space for family life or vacation.

The house is prepared for the installation of a heat pump for heating, while cooling is provided through air conditioning. Additionally, installations for a summer kitchen and a water softener have been made, allowing future owners to easily upgrade according to their preferences.

In the landscaped yard, there is a pool with an area of 18 m², and the property also includes two parking spaces.

Quality materials were used during construction, including an energy-efficient facade with 10 cm of thermal insulation, PVC joinery, and acoustic bricks between the residential units, contributing to excellent sound insulation and greater privacy.

The property is located in an attractive location, just 1.5 km from the sea and beaches and approximately 5 km from the center of Umag, where all the amenities necessary for comfortable daily life or vacation are available.