



MANUEL ESTATE
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Code :	11165
Location :	Umag
Building size :	143 m2
Lot size :	450 m2
Distance from center :	2000 m
Distance from sea :	2000 m
Distance from airport :	80 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

We are bringing two modern semi-detached villas with a wonderful view of the sea, near Umag, only 2 km from the city center and the first beaches. Villas with a swimming pool (28 m2), each with a total living area of 143 m2, with a carefully landscaped garden of 450 m2. It will be spread over two floors; ground floor and first floor. On the ground floor there will be an entrance hall, laundry room, staircase, bathroom, pantry, living room; kitchen + dining room + living room with glass walls and access to a spacious terrace, and another storage room with an entrance from the outside of the house. On the first floor there will be three bedrooms, a bathroom, a toilet and a terrace. In the center of the garden there will be a swimming pool, a sunbathing area, and a lounge area, a place for relaxation and barbecue. There will be two parking spaces in the fenced yard. Additional features: underfloor heating with a heat pump, solar panel for sanitary water, top quality air conditioning, sea view, excellent location, quiet area, cul-de-sac, no traffic.

The villas are currently under construction, construction started in 5/2023, the completion of construction is for 2024. The villas are sold on a turnkey basis, and as such their individual price is 431.000 euros (unfurnished). There is also the possibility of buying a fully equipped and furnished villa.

Due to the excellent location, proximity to the city center and the sea, these villas are perfect as a new home or as a good opportunity and investment for tourist rental, and as additional income. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "TRACTATIO d.o.o."

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REAL ESTATE & CONSTRUCTION

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made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.