



MANUEL ESTATE
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Code :	11453
Location :	Umag
Building size :	151 m2
Lot size :	70 m2
Distance from center :	2000 m
Distance from sea :	1500 m
Distance from airport :	80 km
Number of floors :	3
Number of bedrooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 390.000 €

For sale is a modern terraced house with a sea view, located near Umag. This new-build property, with a net usable area of 151.14 m² and a garden of 70 m², offers a comfortable and luxurious living space. The house spans three floors. The ground floor features a WC, storage room, kitchen with dining area, and a spacious living room with access to a covered terrace. On the first floor, there are two bedrooms with access to a covered terrace, a bathroom, and a storage room. The second floor is dedicated to the master bedroom with an en-suite bathroom, storage room, and a large terrace offering panoramic sea views.

The building's facade will be constructed with 10 cm styrofoam insulation, ensuring high energy efficiency. The house will be equipped with triple-glazed PVC windows and will be pre-installed for a heat pump system, while air conditioning units will provide cooling. Underfloor heating is planned. Additionally, the house will feature burglar-proof doors, internet connectivity, and modern fittings that meet the highest standards.

The property includes two parking spaces, and construction is scheduled to begin at the end of 2025. It is ideal for family living but also presents an excellent opportunity for tourist rental due to its attractive location, peaceful surroundings, and proximity to the sea, just 1.5 km away, as well as the town of Umag.

This property offers a combination of comfort, modern design, and high-quality materials, making it an extremely attractive



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option on the Istrian real estate market. Take the opportunity to purchase a home that is perfect for a family or as an investment for tourist rentals.

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