

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550

Code :	11454
Location :	Umag
Building size :	117 m2
Lot size :	200 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 €

A modern townhouse for sale in a peaceful area near Umag, ideal for family living or as an investment in tourist rentals. This attractive property offers a sea view and high-quality construction in accordance with the latest energy efficiency standards.

The house spans three floors with a total net usable area of 117.38 m² and a plot size of 200 m². The ground floor features a spacious living room with access to a covered terrace, a kitchen with a dining area, a storage room, and a WC. On the first floor, there are two bedrooms, one of which has access to a covered terrace, along with a bathroom. The second floor comprises the master bedroom with an en-suite bathroom and a large terrace offering panoramic sea views.

Underfloor heating is planned, with the option to install a heat pump, while cooling will be provided by air conditioning units. The facade will feature ten centimeters of styrofoam insulation, and the PVC joinery will have triple-glazed windows for enhanced insulation. The outdoor area offers the possibility of building a 18 m² pool according to the buyer's preferences. The property includes two private parking spaces.

Located in an attractive area, just 1500 meters from the sea and the center of Umag, the house is surrounded by a well-maintained environment and modern infrastructure, making it an excellent opportunity for real estate investment in Istria.

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Construction is scheduled to begin at the end of 2025. For more information and to schedule a viewing, feel free to contact us.

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.