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 :	11455
Location :	Umag
Building size :	95 m2
Lot size :	130 m2
Distance from sea :	200 m
Distance from airport :	80 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 390.000 €

For Sale: Modern Semi-Detached House in Umag - 200 m from the Sea

Looking for the perfect property in a prime location in Istria? This modern semi-detached house, located just 200 meters from the sea and the beach, is the perfect choice for an investment or a family home in Umag. With a net usable area of 94.7 m2 and a plot of approximately 130 m2, this property offers comfortable living close to all necessary amenities.

The house consists of two floors. On the ground floor, you'll find a WC, a kitchen with a dining area, and a spacious living room that opens up to a large covered terrace of 19 m2, perfect for relaxing and enjoying the Mediterranean climate. On the upper floor, there are three bedrooms and two modern bathrooms, ideal for a family.

This new-build property from 2025 is constructed to the highest standards of energy efficiency, with a facade insulated with 10 cm of Styrofoam and triple-glazed PVC windows, ensuring optimal energy savings. The house is equipped with underfloor heating powered by direct current (with the option for a heat pump) and air conditioning units for year-round comfort.

The property also includes two parking spaces, and the environment is carefully landscaped with an asphalted access road and sewage system. It is the perfect choice for those seeking a high-quality property in Umag, close to the sea and the beach.

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Investing in real estate in Istria, especially in Umag, is one of the best decisions for lovers of the sea and nature. This property presents an excellent opportunity for living or renting, and given its location and modern amenities, it will surely meet all of your needs. Contact us for more information and to schedule a viewing!

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.