



Ref: 0067

## New Build in Karigador - 350 meters from the sea

Umag, Monterol

### 590.000 EUR

🚗 3

🏠 3

📏 173 m<sup>2</sup>

☀️ 350 m

📅 2024

### DESCRIPTION

A new terraced house is for sale, located in Karigador, just 350 meters from the sea. The house has 173.28 m<sup>2</sup>, spread over three floors: ground floor (63.47 m<sup>2</sup>) with a spacious living room and kitchen, first floor (61.05 m<sup>2</sup>) with three bedrooms, and a roof terrace (48.76 m<sup>2</sup>) with a beautiful sea view. The house has a total of three bathrooms, and the southern orientation allows plenty of sunlight. It is equipped with underfloor heating and air conditioning for maximum comfort. Situated on a 250 m<sup>2</sup> plot, it includes 2 parking spaces. The proximity to Umag provides access to all necessary amenities, while the quiet location offers complete enjoyment of nature. The price excluding VAT is 472,000 euros. For more information and viewings, feel free to contact us.

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### LOCATION

- Distance to the sea: 350 m
- Distance to the beach: 350 m

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 3
- Number of floors: 1
- Number of bathrooms: 3
- Terrace

### BUILDING & CONDITION

- Year built: 2024
- Construction stage: Completed
- Property condition: Newly built

### HEATING

- Primary heating: Air conditioning
- Air conditioning
- Energy source: Electricity

### UTILITIES & CONNECTIONS

- Sewerage
- Fibre internet

### DOCUMENTATION

- Building permit
- Energy rating: A+