



**First floor**

1 Stair	5.18 m <sup>2</sup>
2 Coridore	4.95 m <sup>2</sup>
3 Bedroom 2	26.50 m <sup>2</sup>
4 Bathroom 2	5.31 m <sup>2</sup>
5 Bedroom 3	25.83 m <sup>2</sup>
6 Bathroom 2	6.42 m <sup>2</sup>



**Ground floor**

1 Coridore	11.26 m <sup>2</sup>
2 Kitchen + Dining table	15.74 m <sup>2</sup>
3 Living room	29.71 m <sup>2</sup>
4 Bathroom	4.21 m <sup>2</sup>
5 Pantry	2.63 m <sup>2</sup>
6 Bedroom 1	15.37 m <sup>2</sup>
7 Flower planter	4.93m <sup>2</sup>



Ref: 0136

## Semi-detached house near the sea

Umag, Lovrečica

### 741.825 EUR

3

357,33 m<sup>2</sup>

3

2024

211,95 m<sup>2</sup>

### DESCRIPTION

In the Lovrečica settlement, there is a resort consisting of 21 villas and 16 apartments. The resort includes a range of amenities such as wellness and SPA, a modern equipped fitness center, a café and wine bar, and a charging station for electric cars. The resort will have 24-hour video surveillance. The semi-detached house has a total area of 211.95 m<sup>2</sup> and consists of a hallway, living room, kitchen and dining area, 3 bedrooms, 3 bathrooms, and an 18.11 m<sup>2</sup> terrace. The joinery is Schüco aluminum with electric shutters, and heating is provided by a Daikin heat pump. The house will be clad with Istrian stone, which is characteristic of this area. The house includes one garage space. The house will be equipped with a smart home system, which is an added value of the apartment. The completion date is summer 2025. The price is expressed without VAT. Apartments are sold on a turnkey basis. Nearby the property, there is a beach 200 m away, a store 500 m away, a beach bar 200 m away, and Umag 5000 m away.

For more information:

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ID NEKRETNINE: B - 19

### LOCATION

- Distance to the beach: 200 m

### ROOMS & FLOOR LEVEL

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

### BUILDING & CONDITION

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

### HEATING

- Primary heating: Underfloor heating
- Energy source: Electricity
- Underfloor heating

### UTILITIES & CONNECTIONS

- Sewerage
- Fibre internet

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## DOCUMENTATION

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- Energy rating: A+