



Ref: 0008

## Villa with pool - North side

Umag, Umag

### 478.000 EUR

3	3	122 m <sup>2</sup>
150 m <sup>2</sup>	3,5 km	2024

### DESCRIPTION

Beautiful modern semi-detached villa with swimming pool near Umag. Located in a beautiful rural surrounding, just 3.5 km from the sea and the city of Umag. The villa of 122 m<sup>2</sup> extends over 2 floors. The ground floor consists of: a corridor, living room with kitchen and dining room creating a "open space" concept, a storage room and a bathroom. Upstairs consist of a bathroom and 3 bedrooms, 2 of which have access to a covered terrace.

From the living room you can access the balcony and the courtyard where you can find the swimming pool.

The yard is 150m<sup>2</sup> with 2 parking spaced and a external storage room of 5.64 m<sup>2</sup>.

Complete preparation for the installation of the heat pump (the heat pump is not included in the price), preparation for solar panels and AC as well as floor heating. The house is not furnished.

For more information:

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### LOCATION

- Distance to the sea: 3500 m
- Distance to town centre: 3500 m

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 3
- Number of bathrooms: 3
- Number of floors: 1
- Balcony
- Parking: 2

### FEATURES & AMENITIES

- Swimming pool

### BUILDING & CONDITION

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

### DOCUMENTATION

- Energy rating: A+