



Ref: 0112

Semi-detached house near the sea

Umag, Lovrečica

900.788 EUR

3

3

211,95 m²

357,33 m²

2024

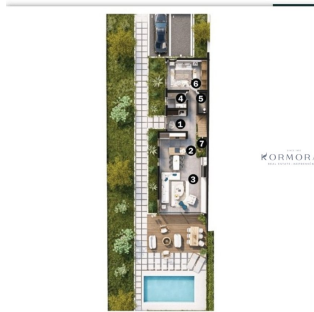
First floor

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



DESCRIPTION

In the village of Lovrečica there is a resort consisting of 21 villas and 16 apartments. The resort has a number of facilities including wellness and SPA, a modern fitness center, a coffee and wine bar, and a place to charge electric cars. The resort will have 24-hour video surveillance. The semi-detached house has a total of 211.95 m² and consists of a hallway, living room, kitchen and dining room, 3 bedrooms, 3 bathrooms and a terrace of 18.11 m². The carpentry is Schüco aluminum with electric shutters, and the heating is by a Daikin heat pump. The house will be covered with Istrian stone, which is characteristic of this area. One garage space belongs to the house. The house will be equipped with a smart home system, which is an added value of the apartment. The deadline for completion of the works is the summer of 2025. The price is expressed without VAT. Apartments are sold on a turnkey basis. Near the building there is a beach 200 m, shop 500 m, beach bar 200 m, Umag 5000 m.



Ground floor

1 Coridore	11.26 m ²
2 Kitchen + Dining table	15.74 m ²
3 Living room	29.71 m ²
4 Bathroom	4.21 m ²
5 Pantry	2.63 m ²
6 Bedroom 1	15.37 m ²
7 Flower planter	4.99 m ²

For more information:

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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



DOCUMENTATION

- Energy rating: A+