



Ref: 0079

## Terraced house / Townhouse Umag

Umag, Zambratija

### 1.099.308 EUR

 4

 4

 238 m<sup>2</sup>

 2025

### DESCRIPTION

A terraced house with an area of 238 m<sup>2</sup>, built in 2025, is for sale, located in Zambratija. This modern property stands out for its excellent location in the first row to the sea, offering a beautiful view of the sea and surroundings. The western and eastern orientation further contributes to an abundance of natural light throughout the day, while the quiet and very sunny position ensures a pleasant atmosphere.

The house features four spacious bedrooms, making it an ideal choice for families or those seeking a comfortable and functional space. Additional amenities include a balcony, loggia, and yard, providing more space for relaxation and outdoor enjoyment. Parking is also available, further enhancing the practicality of this property.

For comfortable living throughout the year, the heating system includes a heat pump, underfloor heating, and air conditioning, ensuring optimal temperature in all seasons.

A special feature of this house is its location close to nature, allowing for a peaceful and relaxing lifestyle, while also providing quick access to all necessary amenities. Zambratija is known for its attractiveness, excellent connectivity, and proximity to the sea, making this property an attractive investment with potential for further value appreciation.

For more information or to arrange a viewing, please feel free to contact us.

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### LOCATION

- Seafront
- Distance to the beach: 180 m
- Sea view

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 4
- Number of bathrooms: 4
- Number of floors: 1
- Balcony
- Loggia

### BUILDING & CONDITION

- Year built: 2025
- Construction stage: Completed

- Property condition: Newly built
- Joinery (windows/doors): Aluminium

## HEATING

- Primary heating: Underfloor heating
- Underfloor heating

- Air conditioning

## UTILITIES & CONNECTIONS

- Sewerage

## DOCUMENTATION

- Building permit