SUNSET REAL ESTATE
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Code :	00020
Location :	Umag
Building size :	208 m2
Lot size :	670 m2
Distance from center :	7000 m
Distance from sea :	8000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Terrace :	Yes
Year of construction :	2025
Energy class :	under development

Price : 270.000 €

A modern house in the shell construction phase is for sale, located in an excellent location in Istria, just 6 km from the Slovenian border and 8 km from the beautiful Istrian beaches. It is situated only 5 km from the Istrian Ypsilon, ensuring excellent connectivity to other parts of Istria.

The house is located in a peaceful area surrounded by natural beauty, with numerous cycling and hiking trails nearby, as well as renowned restaurants and wineries.

The property extends over two floors. The ground floor, with a net area of 120 m², consists of a hallway, a spacious kitchen with a dining area, a living room with access to a covered terrace, one bedroom, a bathroom, a separate WC, and a staircase leading to the first floor.

The first floor, with a net area of 89 m², features a hallway, three bedrooms, two bathrooms, a large terrace with a beautiful view, and a smaller terrace ideal for relaxation.

This house offers an excellent opportunity to create your dream home in the heart of Istria, close to the sea and natural attractions.