

ARX PRIMUS

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Code :	00175
Location :	Umag
Building size :	220 m2
Lot size :	800 m2
Distance from sea :	3000 m
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Year of construction :	2025
Year of adaptation :	2025
Energy efficiency :	Not specified

Price : 600.000 €

House in a quiet part of Kranceti-Juricani village in a very quiet location - three-storey house, 220 m2 and 800 m2 of garden.

BASEMENT 58,07 m2: the apartment consists of two storage rooms, hallway, bathroom, kitchen, living room and tool storage

GROUND FLOOR AND MANSARD 155,88 m2: studio apartment (22,3 m2) consists of bathroom, kitchen and living room.

Two storey apartment (133,58 m2) ground floor consists of covered entrance, hallway, kitchen with dining area, living room, storage room and large terrace, the attic consists of 3 bedrooms, bathroom, and internal staircase.

HEATING / COOLING : Pellet furnace and air conditioning inverter.

FLOORS: ceramic tiles and parquet.

JOINERY: PVC, double glass.

ROAD DISTANCE TO REAL ESTATE: City Center Umag 7000 m, Ljubljana 140 km, sea 3000 m, beach 3000 m, shop 500 m, catering facility 500 m, school 500 m, health center 7000 m, market and fish market 7000 m.

It is possible to divide the apartments in the house and sell them separately.