

## ARX PRIMUS

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|                               |        |
|-------------------------------|--------|
| <b>Code :</b>                 | 00702  |
| <b>Location :</b>             | Umag   |
| <b>Building size :</b>        | 107 m2 |
| <b>Lot size :</b>             | 504 m2 |
| <b>Distance from sea :</b>    | 6000 m |
| <b>Number of rooms :</b>      | 3      |
| <b>Number of bathrooms :</b>  | 3      |
| <b>Parking :</b>              | Yes    |
| <b>Air conditioning :</b>     | Yes    |
| <b>Swimming pool :</b>        | Yes    |
| <b>Year of construction :</b> | 2024   |
| <b>Energy efficiency :</b>    | A+     |

**Price :** 479.000 €

Quality house in a quiet location near the city of Umag and the border with Slovenia.

The house has a yard with a swimming pool.

It is designed as a single-story house with the possibility of an extension to the second floor (already built, it is only necessary to arrange and install a staircase).

The house has 3 bedrooms and 3 bathrooms, a living room with a kitchen and an exit to the yard with a swimming pool. In addition, there is another room that can be used as a tavern with all connections and installations.