

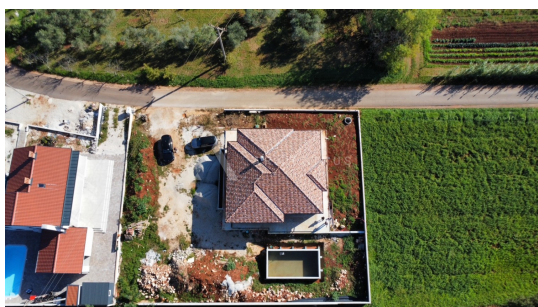
ARX PRIMUS

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Code :	00819
Location :	Umag
Building size :	152 m ²
Lot size :	1273 m ²
Distance from center :	5000 m
Distance from sea :	4500 m
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 750.000 €

For sale: a modern single-storey detached house with a total area of 152 m², situated on a spacious 1,273 m² plot in a peaceful location in Juricani, just a few minutes' drive from Umag and the sea. The house is sold fully finished - turnkey, ideal as a family home or a holiday investment property.

Property details:

Living area: 152 m² Land area: 1,273 m² Ground floor only Private swimming pool with technical room Several parking spaces inside the fenced yard Layout: Spacious open-plan living room with kitchen and dining area, three bedrooms, two modern bathrooms, hallway, and a covered terrace leading to the pool and sun deck. In the garden, there is a covered summer kitchen/pergola, perfect for outdoor dining and relaxation.

Features:

Underfloor heating throughout the house PVC windows with triple glazing High-quality insulation Preparation for air conditioning and solar panels Landscaped garden with private pool Quiet, green surroundings Distances:

Umag: 6 km Sea and beaches: 7 km Slovenian border: 10 min drive Golf courses and Petram Resort: 15 min drive A perfect combination of privacy, comfort, and modern living, ready to move in immediately.