











## **ARX PRIMUS**

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Code:	00828
Location :	Umag
Building size :	132 m2
Lot size :	350 m2
Distance from center :	2500 m
Distance from sea :	2500 m
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency:	Not specified

Price: 470.000 €

We present a contemporary semi-detached house located in a peaceful and attractive residential area, ideal for family living or as a luxury holiday home. The property features 3 bedrooms, 2 bathrooms, a private garden and swimming pool, offering outstanding comfort and functionality.

## Ground Floor:

Spacious living room connected to a modern kitchen and dining areaBedroom suitable for guests or as an officeBathroomStorage roomLarge covered terrace with access to the gardenLandscaped private yard with sunbathing areaSwimming pool for full relaxation

## First Floor:

Two comfortable bedrooms with plenty of natural lightSpacious walk-in closetModern bathroomAdditional storage room Exterior & Garden:

350 m² of private outdoor spaceLandscaped Mediterranean gardenMultiple parking spaces

Quiet location in a newly developed residential areaModern architecture and high-quality construction