Luxus Immobilien

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Location :	Umag
Code :	00100
Building size :	258 m2
Lot size :	130 m2
Distance from center :	3500 m
Distance from sea :	100 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	4
Number of bathrooms :	4
Year of construction :	2027
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	
Price :	on request €

Real estate Istria, terraced houses near beach with a sea view, near Umag

Each unit consists of a ground floor, first floor, and second floor, with a separate and direct entrance from its own parking space. The floors are connected by an internal staircase.
On the ground floor, there is a spacious living room with a kitchen, a large covered outdoor loggia, and an uncovered terrace leading to a private garden. The ground floor also includes a small bathroom with a shower and internal storage space under the stairs. External storage allows for bicycle storage. In front of each entrance, there is parking for two

vehicles with an included pergola, over which a shade cover (awning or greenery) can be installed.
An outdoor grill can be installed on the terrace, and preparations are made for an outdoor jacuzzi (which can also be installed upon request).
The first floor consists of three bedrooms, two bathrooms, and a loggia shared by two bedrooms.
The second floor features one spacious bedroom with access to a loggia and a bathroom. The bedroom includes a built-in jacuzzi with loungers, and the bathroom will have a Finnish sauna, creating a private wellness oasis with an open sea view.
Construction & Materials
•Load-bearing walls are a combination of reinforced concrete and Porotherm brick masonry.
•Interfloor structures and the roof slab are made of reinforced concrete solid slabs.
•Floor insulation consists of expanded polystyrene (5 cm) + underfloor heating layer + cement screed (5 cm) + final floor covering.
•Interior walls are plastered with lime-cement mortar, smoothed (twice), and painted white with semi-dispersion paint or a color of the buyer’s choice.
Floor & Wall Finishes
•Bedrooms: Premium three-layer parquet (1st grade) or LVT flooring (wood imitation or buyer’s choice).
•Living rooms, kitchens, hallways, and bathrooms: 1st-grade ceramic tiles (60x120 cm). Terraces also feature anti-slip ceramic tiles.
•Bathroom walls: Covered with ceramic tiles (60x120 cm).
•Bathroom fixtures:
oCeramic shower trays with glass cabins or shower walls with Hansgrohe floor drains.
oWall-hung toilets with built-in cisterns (Geberit).
oSinks integrated into attractive vanity units from the Kolpa-san collection.
oHansgrohe faucets.

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Heating & Cooling
•Heating: Underfloor heating via heat pumps.
•Cooling: Air conditioning with separate units in each room (external unit on the roof).
•Dual heating system: Underfloor heating + indoor AC units, with optional Wi-Fi control.
Security & Additional Features
•Each unit is equipped with anti-burglary systems, video surveillance, and smoke detectors.
•Preparation for solar panels is included.
•Exterior windows & doors:
oTriple-glazed sliding aluminum windows with aluminum shutters and mosquito nets (motorized shutters).
oHigh-quality anti-burglary aluminum entrance doors.
•Interior staircase: Paved with granite stone.
•Outdoor loggia railings: Lower part in concrete, upper part in glass.
•Facade: Partially clad in stone, in accordance with 3D visualizations.
Customization Options
During construction, buyers can choose from several samples of:
•Ceramic tiles, LVT flooring, or finished parquet.
•Interior joinery (color and finish).

For any further information you may need please do not hesitate to ask.