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| Code : | 00016 |
| Location : | Umag |
| Building size : | 270 m ² |
| Lot size : | 500 m ² |
| Distance from center : | 4500 m |
| Distance from sea : | 200 m |
| Number of floors : | 1 |
| Number of bedrooms : | 4 |
| Number of rooms : | 9 |
| Number of bathrooms : | 5 |
| Number of toilets : | 2 |
| Seaview : | Yes |
| Parking : | Yes |
| Air conditioning : | Yes |
| Year of construction : | 1990 |
| Year of adaptation : | 2020 |
| Additional building potential : | Yes |
| Energy efficiency : | under development |

Old rice : 770.000 €
New price : 620.000 €

House for sale 200 meters from the sea and beautiful beaches. Located in Zambratija (Umag) in an excellent tourist location.

The house consists of 2 apartments, one on the ground floor and the other on the 1st floor with a sea view.

The ground floor apartment consists of an entrance hall, kitchen + dining room, living room, 2 bedrooms, 2 bathrooms and 1 WC, 2 hallways, storage, and 2 terraces. The total area is approx. 150 m².

The 1st-floor apartment consists of an entrance terrace, 2 hallways, kitchen, living room, 2 bedrooms, 2 bathrooms and 1 WC, and a spacious loggia with a sea view. The total area is approx. 83 m².

The house has an auxiliary building which contains a large Istrian tavern with a bathroom with a total area of approx. 35 m².

The yard around the house is beautifully decorated in Istrian style (olive trees and stone) with an area of approx. 400 m². In the yard, there are two more storage rooms for bicycles.

The house was renovated in 2020. All installations (water and



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electricity) are new.

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