



Code :	00018
Location :	Umag
Building size :	500 m2
Lot size :	620 m2
Distance from center :	1300 m
Distance from sea :	1800 m
Number of floors :	3
Number of bedrooms :	12
Number of rooms :	18
Number of bathrooms :	5
Number of toilets :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Year of construction :	1988
Energy efficiency :	under development

Old rice : 799.000 €

New price : 685.000 €

House for sale in the vicinity of Umag, located just 1,800 m from the sea and beach. The house has sea and nature views. The house has a surface area of approximately 500 m2 and consists of 3 separate residential units, a furnished basement, and an accessible attic with a large terrace. The house features new aluminum windows and doors.

The basement is fully equipped for potential residential use, featuring a kitchen, bathroom, and 3 rooms. All rooms have windows, and the basement spans approximately 100 m2.

The raised ground floor covers 168 m2 gross and comprises an entrance hall, living room, kitchen, dining room, 4 bedrooms, a large bathroom, a toilet, a shower, and 2 large terraces.

On the ground floor, there is another apartment with a separate external entrance, consisting of a kitchen and living room, bedroom, bathroom, and large terrace.

The first floor covers 168 m2 gross and includes an entrance hall, living room, kitchen, dining room, 4 bedrooms, a large bathroom, a toilet, 2 showers, and 3 large terraces with sea views.

The accessible attic has windows and a large terrace with sea views.

Currently used as auxiliary space, the attic can be converted into



ABER INTERNATIONAL
Pozioi 2, 52470 Umag
e-mail: info@aberinternational.hr
web: aberinternational.hr
info: +385 98 335 868

residential space.

The house is built on a plot of 620 m², with a yard extending to approximately 420 m². The house has 5 parking spaces and the possibility of building a swimming pool.

The house is an excellent opportunity for living, investment, or tourist rental.

Reduced price: 685.000 €
ABER INTERNATIONAL d.o.o., Pozioi 2, Umag
00385 (0)98 335 868 (Viber and WhatsApp active)