



<b>Code :</b>	00031
<b>Location :</b>	Umag
<b>Building size :</b>	168 m2
<b>Lot size :</b>	600 m2
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	250 m
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	1980
<b>Year of adaptation :</b>	2019
<b>Additional building potential :</b>	Yes
<b>Energy efficiency :</b>	under development

**Price :** price on request €

A detached single-story house for sale in an elite area of Umag, just 250 meters from the sea and beaches. The house is located close to all amenities, popular beaches, a park, restaurants, and the ATP tournament.

The net living area is 118 m<sup>2</sup>, and the property sits on a plot of approximately 600 m<sup>2</sup>.

The house consists of:

Living room,  
 Kitchen with dining area,  
 3 bedrooms,  
 1 bathroom,  
 1 WC,  
 Terrace and balcony.

The house has been renovated and is sold furnished. Built in the Istrian style, it features many stone details. The property is surrounded by greenery (grapevines, kiwi...) and has a barbecue area in the yard.

The yard is well-maintained and includes parking spaces. Additionally, the house has a basement (21 m<sup>2</sup>), a garage (22 m<sup>2</sup>), and a boiler room for central heating.

An inverter air conditioning unit provides both heating and



**ABER INTERNATIONAL**  
**Pozioi 2, 52470 Umag**  
**e-mail: [info@aberinternational.hr](mailto:info@aberinternational.hr)**  
**web: [aberinternational.hr](http://aberinternational.hr)**  
**info: +385 98 335 868**

cooling.

This house is perfect for relaxation and a wonderful family vacation and can also be used for tourism purposes.

Contact:  
00385 (0)98 335 868 (Viber & WhatsApp available)  
[aber.croatia@gmail.com](mailto:aber.croatia@gmail.com)