



<b>Code :</b>	00042
<b>Location :</b>	Umag
<b>Building size :</b>	365 m <sup>2</sup>
<b>Lot size :</b>	1152 m <sup>2</sup>
<b>Distance from center :</b>	4500 m
<b>Distance from sea :</b>	70 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	6
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	1991
<b>Year of adaptation :</b>	2011
<b>Energy efficiency :</b>	under development

**Price :** 1.390.000 €

A residential building with 4 housing units is for sale in an attractive location, approximately 70 meters from the sea, offering a stunning and breathtaking sea view near Umag. The building has a ground plan area of 212 m<sup>2</sup> and is built on a 1,152 m<sup>2</sup> plot. It extends over three floors.

In the basement, there is a garage, two storage rooms, and wood storage, with a total net area of 66 m<sup>2</sup>.

The ground floor consists of three residential units:

The first unit includes an entrance porch, WC, storage room, kitchen with a living room, bathroom, and bedroom, with a total net area of 44.60 m<sup>2</sup>. It has an adjoining terrace of 14 m<sup>2</sup>.

The second unit includes an entrance hall, kitchen with dining area, bathroom, and bedroom, with a total area of 30 m<sup>2</sup>. It has an adjoining terrace of 8 m<sup>2</sup>.

The third unit includes an entrance hall, kitchen with a living room, bathroom, and two bedrooms, with a total area of 46.70 m<sup>2</sup>. It has an adjoining terrace of 15 m<sup>2</sup>.

The upper floor features the fourth and largest residential unit, which includes an entrance staircase, large terrace, kitchen with a living room, pantry, WC, bathroom, hallway, two bedrooms, and two terraces, with a total area of 135.32 m<sup>2</sup>. All terraces offer a



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stunning view of the sea and beautiful natural beaches. The ceilings are sloped (attic), and the roof structure is built with the necessary insulation materials. The entire building is designed and constructed according to seismic standards, using high-quality materials.

The landscaped yard of 940 m<sup>2</sup> includes 5 designated parking spaces. Additionally, the basement houses a boiler room and extra storage rooms. The outdoor area is decorated with greenery, and the property has direct access from a public road.

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