



Code :	00043
Location :	Umag
Building size :	220 m ²
Lot size :	490 m ²
Distance from center :	500 m
Distance from sea :	200 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Year of construction :	1966
Year of adaptation :	2005
Energy efficiency :	under development

Price : 550.000 €

A detached house for sale in the most prestigious part of Umag, just 200 m from the sea and beautiful beaches. It is situated on a 490 m² plot, surrounded by a beautifully landscaped garden with impressive trees, greenery, and flowers. The house has a total area of 220 m² and consists of two residential units.

In the basement, there is an apartment with a separate external entrance, consisting of a kitchen with a dining area, two bedrooms, a bathroom, and two small hallways. This apartment is currently used for tourist purposes.

On the raised ground floor, there is a large apartment featuring a spacious living room, a large bedroom, a spacious bathroom, a modern kitchen with an island, and a dining area with a large table. The entire space is designed as an open-plan concept, with exits to the terraces and a view of the greenery. The apartment has access to three large covered terraces of 42 m², 12 m², and 11 m².

In the basement, there is also a boiler room with a separate entrance, as well as a storage room, which also has a separate entrance.

Parking is available in the courtyard for multiple vehicles.

The house is located near well-maintained beaches in the elite part of Umag and close to the Umag promenade, which leads to the city center (approximately 500 m away) on one side, while on the other side, it extends into walking and cycling trails by the



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sea, high-end restaurants, and hotels, as well as greenery and pine forests. The house has the potential for an additional floor.

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