



<b>Code :</b>	00068
<b>Location :</b>	Umag
<b>Building size :</b>	69 m2
<b>Distance from center :</b>	4500 m
<b>Distance from sea :</b>	250 m
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	under development

In a quiet and highly sought-after part of Zabrata, just a few minutes from the sea and beautiful beaches (approx. 250 m), an attractive and spacious two-level apartment on the second floor is for sale, with a net area of 69.16 m<sup>2</sup>, ideal as a comfortable family oasis, a holiday retreat or a secure investment for tourist rental.

The apartment consists of a bright and pleasant living room with kitchen and dining area, a hallway, a terrace on the first level with sea view, two comfortable bedrooms and a modernly designed bathroom with WC.

On the gallery level there is an additional bedroom, a second bathroom with WC and a spacious and sunny roof terrace with a charming open sea view, perfect for relaxation, social gatherings and enjoying warm Mediterranean evenings.

The price includes an outdoor parking space and a practical storage room in the basement of approx. 6 m<sup>2</sup>, which further increases the functionality of the property.

The building has a maintained and fenced shared courtyard with a nicely arranged barbecue area with canopies, ideal for spending time outdoors and socializing with family and friends. During the summer months, it is also possible to use the large swimming pool for a small annual fee for apartment owners.

The apartment is fully furnished, air-conditioned and very well maintained, and it is ready for moving in without additional investments. Thanks to its excellent location close to the sea and all necessary amenities, it represents an excellent opportunity for living, holidays or tourist rental.