



Code :	01435
Location :	Umag
Building size :	100 m2
Lot size :	480 m2
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Energy efficiency :	Not specified
Distance from center :	200 m2
Distance from sea :	300 m2
New construction :	Yes
Additional building potential :	Yes
Attractive location :	Yes
Barbecue :	Yes
Terrace :	Yes

Price : 360.000 €

Umag, a ground floor property located in the heart of the city, only 300 meters away from the sea. This real estate, with a total area of approximately 100m2, consists of a spacious entrance atrium, a hallway, a living room with a dining area, a kitchen with access to a terrace, two comfortable bedrooms, and a bathroom. The yard, sized at 480m2, is completely fenced, providing privacy and tranquility.

The house has been used exclusively during the summer months, and it is recommended for adaptation to optimize it for year-round living. In the case of reconstruction, according to the plan, a smaller building with 4 residential units can be built here. The property is only a few steps away from a school, kindergarten, pharmacy, health center, shops, market, and cafes. It is located in a quiet part of the city, giving a sense of distance from the urban hustle and bustle, despite the proximity to all essential amenities.

Whether you are looking for a new home or considering an investment in the tourism sector, this property can meet all your needs.