



<b>Code :</b>	28037
<b>Location :</b>	Umag
<b>Building size :</b>	77 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	900 m
<b>Distance from sea :</b>	700 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 185.000 €

For sale is a functional and tidy apartment located on the first floor of a house, with a total area of 80.66 m<sup>2</sup>.

The apartment consists of a hallway, three rooms, a kitchen with a dining area, and a bathroom, with a net area of 65.36 m<sup>2</sup>. Additionally, it includes a covered terrace/entrance of 11.83 m<sup>2</sup> and a foyer with stairs of 3.47 m<sup>2</sup>.

The floors are covered with a combination of ceramic tiles and parquet, while the windows are PVC with shutters and mosquito nets. The house is well insulated, and the apartment has an energy certificate A, which guarantees low utility costs.

There is a shared part of the yard available for parking, as well as a designated part of the yard measuring 72 m<sup>2</sup>, defined by a division plan with neighbors. This space offers various landscaping possibilities - from setting up a prefabricated garage, barbecue, and garden shed to building a pool.

The property is suitable for both permanent residence and vacation or tourist rental.

The location is extremely convenient - just a 3-minute drive to the nearest beach, while the city center is about a 5-minute walk away. Nearby, ther...