



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	28167
<b>Location :</b>	Umag
<b>Building size :</b>	123.95 m2
<b>Lot size :</b>	297 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	10 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A
<b>Air conditioning system :</b>	Yes

Price : 750.000 €

Duplex house with an area of 123.65 m<sup>2</sup>, located in an attractive location right by the sea – just 10 meters from the shore! The house consists of a basement, ground floor, and first floor.

The main entrance to the house is from the ground floor. On the ground floor, there is an entrance hallway, a kitchen with a dining area, 2 bedrooms, a bathroom, and a large covered terrace. Internal stairs lead to the first floor where there is a bedroom, a bathroom, and a smaller hallway.

This property offers the enjoyment of peace and the beauty of the Adriatic, with stunning views and direct access to the joys of the sea.

Additional features include a storage room in the basement, a covered terrace of 11.93 m<sup>2</sup>, and a spacious garden of 297 m<sup>2</sup>, as well as 2 parking spaces.

Spaciousness and privacy – ideal for peaceful living, weekend retreats, or as a luxury investment. Immediate proximity to the sea – just a few steps to the crystal-clear Adriatic. Close to Umag – only a few minutes' drive to the city and all necessary amenities.

Unique location – situated on the coast, the house offers beautiful views a...