



DAMAC d.o.o.

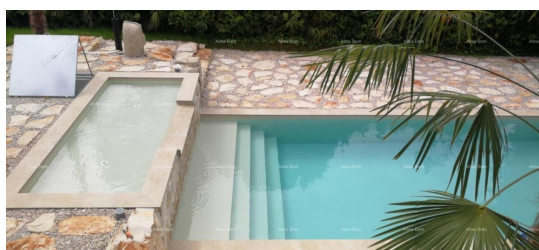
## ALMA DOM INVEST

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<b>Code :</b>	28412
<b>Location :</b>	Umag
<b>Building size :</b>	372 m <sup>2</sup>
<b>Lot size :</b>	555 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	300 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	5
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 1.290.000 €

In a peaceful and green area of Umag, just a short walk from the sea, a house with a swimming pool, covering a total area of over 370 m<sup>2</sup>, is for sale. Situated on a well-maintained plot with complete privacy, this property is perfect for multi-generational living or as an investment for tourist rental.

The house is divided into three completely separate apartments, each with its own entrance, terrace, and private part of the yard. In front of the house, there is a swimming pool measuring 10x4 m with a waterfall, surrounded by Mediterranean plants, palm trees, and old olive trees, creating the ambiance of a true oasis of peace.

The special atmosphere is enhanced by three stone fireplaces, one located in the living room and two on the outdoor terraces—ideal for relaxed gatherings throughout the year.

All apartments are equipped with air conditioning for heating and cooling, while the property's security is ensured by video surveillance with remote access. The yard is already prepared with infrastructure for an electric charging station.

Property structure:

Apartment 1: 3 bedrooms, 2 bathrooms, a large liv...