



<b>Code :</b>	29493
<b>Location :</b>	Umag
<b>Building size :</b>	214 m <sup>2</sup>
<b>Lot size :</b>	745 m <sup>2</sup>
<b>Distance from center :</b>	50 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	1960
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 795.000 €

In one of the most attractive locations in Umag, just a few steps from the sea and marina, a house with two separate residential units is for sale, situated on a sunny and flat plot of 745 m<sup>2</sup>.

Thanks to its western orientation, the property is filled with natural light throughout the day and offers a beautiful view of the sea and coastline. The outdoor area ensures privacy and provides numerous possibilities for landscaping a garden, pool, or additional amenities.

The house was built in 1960 and was renovated and extended in 2008, with all documentation in order.

The property is divided into two completely separate residential units:

- Apartment with an area of 79.23 m<sup>2</sup>
- Apartment with an area of approximately 120 m<sup>2</sup>

Each apartment has its own electricity and water meter, allowing for complete independence. Both residential units are sold fully furnished and are ready for immediate occupancy or tourist rental without any additional investment. The ambiance is enhanced by fireplaces in both apartments, which add warmth and a special character to the space.

Heating is provided by a central gas system, whi...