



<b>ID :</b>	00143
<b>Location :</b>	Umag
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	514 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	200 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of adaptation :</b>	2021
<b>Energy class :</b>	Not specified
<b>Condition :</b>	Renovated

**Price :** 640.000 €

A detached house of 200 m<sup>2</sup> for sale, located in Zambratija, in a quiet and sought-after location, just 200 meters from the sea. It consists of two separate apartments and two additional rooms with private entrances, offering flexibility for family living, tourist rental, or a combination of both.

In the yard, there is a separate 30 m<sup>2</sup> tavern made of high-quality natural materials.

The ground floor includes an apartment with a living room, kitchen, dining area, bedroom, and bathroom. Additionally, on this floor, there is a separate room with a private entrance and bathroom.

The first floor features an apartment consisting of a hallway, kitchen with a living room, bedroom, bathroom, additional WC, terrace, and a loggia with a partial sea view. On the same floor, there is another separate room with a private entrance and bathroom.

The house was partially renovated in 2021 and is equipped with central heating and air conditioning in every room. It is sold fully furnished and ready for immediate occupancy.

For more information or to arrange a viewing, feel free to contact us!