



<b>ID :</b>	00203
<b>Location :</b>	Umag
<b>Building size :</b>	105 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	100 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of adaptation :</b>	2018
<b>Energy class :</b>	Not specified
<b>Condition :</b>	Renovated

**Price :** 210.000 €

In Umag, in a prime location just 100 meters from the sea and approximately 500 meters from the town center, an office space with a total area of 105 sqm is offered for sale, situated on the first floor of a condominium building. This is a commercial property organized into several office units and operated through a multi-tenant model.

The space has been recently renovated, is fully air-conditioned, and is in well-maintained condition. It includes two restrooms and a small kitchenette, allowing smooth use for multiple occupants. A smaller portion of the space is currently vacant and immediately available for a new tenant or owner use.

Ownership is clear and registered as condominium property. The asset represents a solid opportunity with existing tenancy in a very good micro-location. Further information is available exclusively upon direct inquiry.