

Ref: 0008

## Detached House in Umag with Garage

Umag, Umag

### 360.000 EUR

3	2	110 m <sup>2</sup>
308 m <sup>2</sup>	300 m	1993

#### DESCRIPTION

A detached house in Umag is offered for sale, with a total area of 110 m<sup>2</sup> situated on a 308 m<sup>2</sup> plot. The house consists of two floors featuring three bedrooms, two bathrooms, and two separate toilets. Additional spaces include a 28 m<sup>2</sup> terrace and an 11 m<sup>2</sup> storage room. It is equipped with a high-quality kitchen with built-in appliances, air conditioning, and a fireplace. Parking includes three outdoor spaces and one garage space. The distance to the sea is 300 meters, and to the city center 900 meters, making it an excellent choice for investors looking for property in the urban part of Umag. For more information and to arrange a viewing, please feel free to contact us.

#### LOCATION

- Distance to the sea: 300 m
- Distance to town centre: 900 m
- Distance to marina: 1.8 km
- Distance to motorway: 2.8 km
- Distance to airport: 5.8 km

#### ROOMS & FLOOR LEVEL

- Number of rooms: 2
- Number of bedrooms: 3
- Number of bathrooms: 2
- Number of toilets: 2
- Number of floors: 2
- Terrace
- Outdoor area: 28 m<sup>2</sup>
- Storage room: 11 m<sup>2</sup>
- Garage: 1
- Parking: 3

#### FEATURES & AMENITIES

- Fitted kitchen
- Appliances

#### BUILDING & CONDITION

- Year built: 1993

#### HEATING

- Fireplace
- Air conditioning
- Solar panels
- System year: 2016

#### UTILITIES & CONNECTIONS

- Three-phase power
- Electrical capacity: 15 kW

#### DOCUMENTATION

- Title deed
- Building permit
- Occupancy permit
- Energy rating: C