



Ref: 0005

## House with Sea View in Umag

Umag, Umag

### 395.000 EUR

4	3	185 m <sup>2</sup>
305 m <sup>2</sup>	600 m	1990

#### DESCRIPTION

A house is for sale in Umag with a total area of 185 m<sup>2</sup>, situated on a 305 m<sup>2</sup> plot. The property has two floors with a total of four bedrooms, three bathrooms, and three toilets, providing ample space for family living. The kitchen is furnished with built-in appliances, and the house is equipped with underfloor heating and air conditioning for additional comfort. The outdoor area includes a 25 m<sup>2</sup> terrace and three outdoor parking spaces. The house offers a sea view, and the sea is 600 meters away. This house can be an excellent choice for those seeking a spacious home with functional amenities and a sea view. For more information and a viewing, please contact us.

#### LOCATION

- Sea view
- Distance to the sea: 600 m
- Distance to town centre: 1300 m
- Distance to motorway: 2.5 km
- Distance to airport: 5.5 km

#### ROOMS & FLOOR LEVEL

- Number of rooms: 3
- Number of bedrooms: 4
- Number of bathrooms: 3
- Number of toilets: 3
- Number of floors: 2
- Terrace
- Outdoor area: 25 m<sup>2</sup>
- Parking: 3

#### FEATURES & AMENITIES

- Fitted kitchen
- Appliances

#### BUILDING & CONDITION

- Year built: 1990

#### HEATING

- Underfloor heating
- Air conditioning

#### UTILITIES & CONNECTIONS

- Three-phase power
- Electrical capacity: 12 kW
- Septic tank

#### SECURITY

- Alarm system

#### DOCUMENTATION

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