

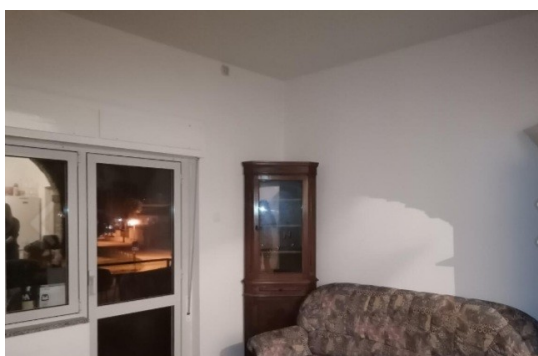
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 09274         |
| <b>Location :</b>             | Umag          |
| <b>Building size :</b>        | 129 m2        |
| <b>Lot size :</b>             | 366 m2        |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Floor :</b>                | 1             |
| <b>Number of floors :</b>     | 3             |
| <b>Number of bedrooms :</b>   | 4             |
| <b>Number of rooms :</b>      | 4             |
| <b>Number of bathrooms :</b>  | 2             |
| <b>Parking :</b>              | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 1976          |

Price : 350.000 €

For Sale: Two Residential Units in Umag

We are selling two residential units located on the 1st floor of a residential building in Umag, just 200 m from the sea. The apartments have separate entrances and high ceilings, giving them a unique character.

### Area

Three-bedroom apartment: approx. 103 m<sup>2</sup>

Smaller apartment: approx. 27 m<sup>2</sup>

Attic: Undivided share of 75 m<sup>2</sup> (ridge height 3.20 m)

Yard: 366 m<sup>2</sup> (garden and courtyard with parking spaces for 2-3 cars)

### Room Layout

Three-bedroom apartment:

Hallway

Bathroom with bathtub

Kitchen with dining area

Living room with balcony access

Two spacious rooms with access to a loggia leading to the balcony

Partial sea view

Smaller apartment:

Kitchenette

Bathroom

Partitioned sleeping area with balcony access

Furnishings and Renovations

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New roof installed in 2022/2023

New tiles on one balcony and in two larger rooms

Wall between the living room and kitchen removed for spaciousness

Some windows replaced

Apartment furnished with antique furniture and fitness equipment (not included in the sale)

Location

Excellent location:

Beach: 5 minutes on foot

City center: 5 minutes on foot

Suitable for living or rental use.

For more information,