



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	00977
<b>Location :</b>	Umag
<b>Building size :</b>	75 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	100 m
<b>Floor :</b>	n/a
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	7
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Basement :</b>	Yes
<b>Additional building potential :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 260.000 €

Istria, Umag

An apartment/house with a lot of potential is for sale in the very center of the city, with an area of 75 m2. Excellent location near the main square, the sea, cafes, restaurants and everything necessary for life.

The apartment consists of an entrance hall with a bathroom. We climb the stairs to the first floor where there is a kitchen, dining room and living room. Another flight of stairs leads to the 2nd floor where there are 2 rooms. Through one of these rooms, one goes up to the attic, which can be renovated into another room or at the request of the future owner.

The apartment has a wood-burning stove, air conditioners that are sufficient for heating/cooling the rooms, and it is also soundproofed with high-quality windows.

With adequate investments, this apartment/house can be remodeled and become an interesting investment for anyone who wants to solve their housing problem or use it for a tourist rental.