



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE
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Code :	02410
Location :	Umag
Building size :	173 m2
Lot size :	233 m2
Distance from center :	5000 m
Distance from sea :	6000 m
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	2
Swimming pool :	Yes
Parking :	Yes
Air conditioning heating :	Yes
Year of construction :	1970
Energy efficiency :	Not specified

Price : 395.000 €

For sale is a renovated family house with a total living area of 173 m², situated on a plot of 342 m² in a quiet neighborhood near Umag.

The house consists of two separate living units, each with its own entrance, allowing for use by two families or a combination of residential living and tourist rental.

It was renovated in 2021. On the ground floor, there is an apartment that includes a living room with kitchen and dining area, two bedrooms, and a bathroom. On the upper floor, there is a second apartment with an open-concept living room, kitchen and dining area, two bedrooms, a bathroom, and a terrace.

The yard is fully fenced and landscaped, featuring a pool, terrace, and parking space for two cars.

The house is sold on a "turnkey" basis, fully furnished and equipped, with all furniture and appliances included in the price. Everything has been recently renewed, serviced, or newly purchased, allowing the future owner for immediate move-in or continuation of a successful tourist rental business without additional investments.

The property is located in a peaceful environment of family houses, approximately 5 km from the center of Umag and 6 km from the sea and beaches.

Due to the layout of the rooms, two separate living units, and the fact that it is sold fully equipped and ready for use, the house represents an excellent opportunity as a family home, vacation house, or investment for tourist rental.

For more information or to schedule a viewing, feel free to contact us.