

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11087
<b>Location :</b>	Umag
<b>Building size :</b>	140 m <sup>2</sup>
<b>Lot size :</b>	250 m <sup>2</sup>
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	1000 m
<b>Distance from airport :</b>	80 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022

**Price :** 425.000 €

Semi-detached vila with swimming pool, near the city center and the sea, Umag. Total living area of 140 m<sup>2</sup> with a garden of 250 m<sup>2</sup>. It is spread over two floors, ground floor and first floor. On the ground floor there is: entrance hall, storage/technical room, staircase, bathroom, spacious living area: kitchen + dining room + living room with access to a covered terrace overlooking the pool (25 m<sup>2</sup>). Upstairs there are three bedrooms, two of which are double and one single, and a bathroom; all bedrooms have access to a covered terrace. Additional features: underfloor heating, air conditioning, parking. Price: 425,000 euros. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.