

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

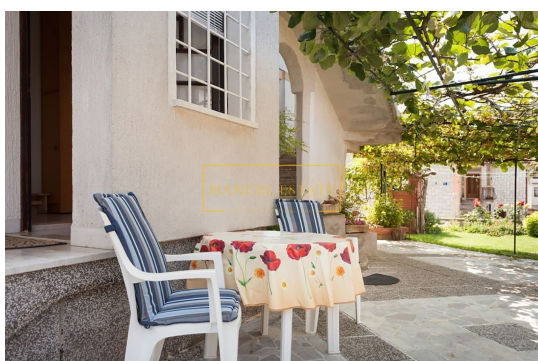
## MANUEL ESTATE

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<b>Code :</b>	11383
<b>Location :</b>	Umag
<b>Building size :</b>	276 m <sup>2</sup>
<b>Lot size :</b>	422 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	100 m
<b>Distance from airport :</b>	82 km
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	7
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	B
<b>Year of construction :</b>	1988

**Price :** 674.500 €

In a prestigious location in Umag, just 100 meters from the sea and 500 meters from the city center, a spacious detached house with a total living area of 276 m<sup>2</sup> is for sale, situated on a 422 m<sup>2</sup> plot. This property is ideal for family living or as an investment with great potential for tourist rentals, thanks to its proximity to the beach and all city amenities.

The house was built in 1988 and spans three levels, featuring a total of four separate residential units, offering flexibility and the ability to adapt to the owner's needs.

The basement includes storage space, featuring a garage and a storage room with a total area of 50 m<sup>2</sup>, perfect for storing tools, sports equipment, or other necessities.

The ground floor comprises three separate apartments. Two studio apartments, measuring 20 m<sup>2</sup> and 23 m<sup>2</sup>, are perfect for rentals or guest accommodation, while the third, a two-bedroom apartment of 65 m<sup>2</sup>, offers a spacious living room, kitchen, dining area, and a comfortable bedroom.

The first floor houses a spacious 115 m<sup>2</sup> apartment, consisting of three bedrooms, a modern bathroom, a separate WC, and a large living room with access to a sizable terrace. The terrace offers a beautiful panoramic view of the sea and the city, perfect for enjoying sunsets.

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The exterior of the house features a beautifully landscaped garden with a barbecue area, ideal for relaxation and outdoor gatherings. There is also a small winter garden that provides a cozy corner for year-round relaxation. The property includes parking spaces, ensuring convenience during the tourist season.

The house is built with a solid concrete and brick structure, and its energy rating of B2 (25 - 35 kWh/m<sup>2</sup>a) ensures low energy consumption and good insulation. The property is move-in ready, with no additional investments needed.

The location of the house offers the perfect blend of a peaceful environment and proximity to all necessary amenities - beaches, restaurants, shops, and sports facilities. This is a perfect property for family living or as an investment for tourist rentals, with the potential for high returns.

Don't miss the opportunity to become the owner of this unique property in Umag. For additional information and to schedule a viewing, 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.