

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11156
<b>Location :</b>	Umag
<b>Building size :</b>	171 m <sup>2</sup>
<b>Garden size :</b>	103 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1500 m
<b>Distance from airport :</b>	80 km
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022

**Price :** 350.000 €

A spacious apartment located on the first floor of a smaller residential building, with a total living area of 171.09 m<sup>2</sup>. It spreads over two floors; on the first floor there is an entrance hall, a large living room with a fireplace, and a kitchen + dining room with access to a covered terrace, then a bedroom, a bathroom and a storage room. The internal stairs lead to the second floor of the apartment, to the high attic, where there are three bedrooms, a hallway, a bathroom and a laundry room. One of the bedrooms has access to a balcony with an open view of the city of Umag and the landscape.

The apartment is heated using air conditioning, central and underfloor heating, and a fireplace in the living room.

Additional features: summer kitchen perfect for relaxing and socializing, yard/yard of 103 m<sup>2</sup>, and two parking spaces. Built-in video surveillance system. The apartment is sold fully furnished. It is located in the vicinity of Umag, only 1.5 km from the city center, the sea and beautiful beaches, in an extremely quiet location.

The price of a spacious two-story apartment near the city center and the sea is 350.000 euros.

There is the possibility of buying an apartment with a garden of 103 m<sup>2</sup> and a garage that has been converted into an apartment of 56 m<sup>2</sup>, the price with a garage and garden is 420.000 euros.

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Due to the living area of 171 m<sup>2</sup>, this apartment is ideal as a new home or as a good investment and additional income from tourist rental.

In the immediate vicinity of the residential building, there are all the necessary facilities for a comfortable everyday life, such as shops, restaurants, cafes, a gas station and others. 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.