BEATUM d.o.o.
Gradska Vrata 32, 52466 Novigrad
mail: info@beatum.hr
web: www.beatum.hr
info: +385 91 201 7329 | ++385 52 758 170

Code :	03343
Location :	Umag
Building size :	256 m2
Lot size :	158 m2
Distance from center :	300 m
Distance from sea :	100 m
Number of floors :	0
Number of bedrooms :	4
Number of bathrooms :	4
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Pantry :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Balcony :	Yes
Terrace :	Yes
Garden :	Yes

Price :	4.694 /m2 €

This beautiful house extends over three floors: ground floor, first floor and high attic, with a total area of

256 m2. On the ground floor there is an open plan area connecting the living room, dining room and kitchen, equipped with top quality materials, and the exit from this area leads to the courtyard. There is also a bathroom on the ground floor. On the ground floor there is an outdoor engine room and bicycle storage, and two covered parking spaces belonging to the house

On the first floor there are three bedrooms, each with two bathrooms, and a large loggia with a sea view,

while on the second floor there is another bedroom with a private bathroom, sauna, kitchenette, and access to a spacious terrace. On the terrace there is a jacuzzi and a beautiful view of the sea.

The house is equipped with air conditioning for a comfortable temperature throughout the year, underfloor heating with a heat pump creates additional warmth and a pleasant atmosphere. Floors of the buyer's choice, from top-quality parquet to high-quality Italian ceramic tiles. Top-quality

BEATUM d.o.o.
Gradska Vrata 32, 52466 Novigrad
mail: info@beatum.hr
web: www.beatum.hr
info: +385 91 201 7329 | ++385 52 758 170

bathroom fixtures, interior doors and top-quality exterior joinery.

The yard is carefully landscaped and fenced, offering a spectacular panoramic view of the sea, green terraces of olive groves, and fields of fragrant Mediterranean herbs. The spacious terrace and balcony are ideal for relaxing and enjoying this incredible environment.

This property is perfectly located near the most famous Istrian towns, beaches, as well as top-notch restaurants and wineries in northwestern Istria. It is an ideal opportunity for a comfortable family life, but also for investment in tourism and rental.

-added opt...