

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 11203         |
| <b>Location :</b>              | Umag          |
| <b>Building size :</b>         | 63 m2         |
| <b>Garden size :</b>           | 50 m2         |
| <b>Distance from center :</b>  | 5000 m        |
| <b>Distance from sea :</b>     | 500 m         |
| <b>Distance from airport :</b> | 85 km         |
| <b>Floor :</b>                 | Ground floor  |
| <b>Number of floors :</b>      | 1             |
| <b>Number of bedrooms :</b>    | 2             |
| <b>Number of bathrooms :</b>   | 1             |
| <b>Parking :</b>               | Yes           |
| <b>Garage :</b>                | Yes           |
| <b>Storage :</b>               | Yes           |
| <b>Air conditioner :</b>       | Yes           |
| <b>Energy efficiency :</b>     | Not specified |
| <b>Year of construction :</b>  | 2022          |

**Price :** 300.000 €

A two-room apartment (A) located on the ground floor of a residential building with a total of 8 residential units, with an area of 63,00 m2, consists of an entrance hall, bathroom, two bedrooms, one of which has access to the terrace, then a kitchen, dining room and living room with access to terrace and garden. The apartment also has air conditioning, storage in the basement, one garage parking space and one outdoor parking space. The apartment is located in a quiet location, near Umag, 500 meters from the sea and about 5 km from the city center. In the immediate vicinity, there are all the necessary facilities for a comfortable everyday life. The apartment is sold unfurnished. Price: 300,000 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.