



DAMAC d.o.o.

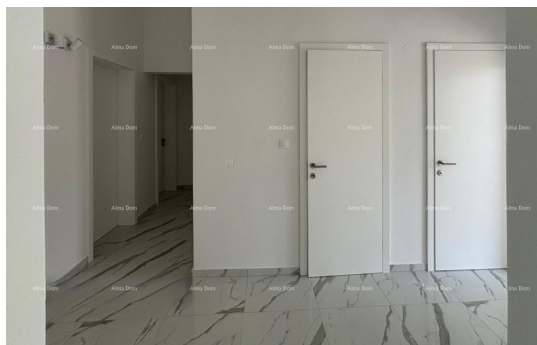
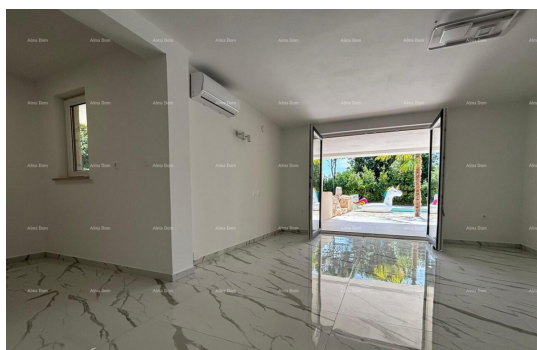
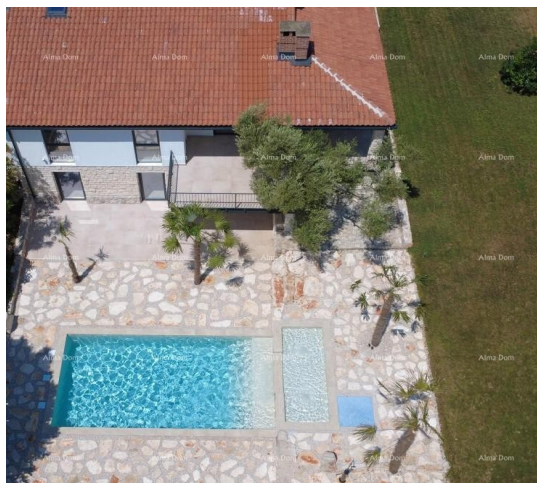
## ALMA DOM INVEST

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<b>Code :</b>	26534
<b>Location :</b>	Umag
<b>Building size :</b>	195 m2
<b>Lot size :</b>	273 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	300 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2015
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 590.000 €

For sale is an attractive and fully renovated, divided apartment located in a quiet and green area, just 300 meters from the sea.

The property spans 195 m<sup>2</sup> of living space (two units) on a plot of 273 m<sup>2</sup> with a swimming pool and private parking, offering privacy, comfort, and exceptional potential for family living or tourist rental.

The property consists of a ground floor and a first floor, with a functional layout divided into the main living unit and an additional guest apartment, both with their own entrances.

On the ground floor, there is an apartment with its own entrance that includes three bedrooms, two bathrooms, a spacious living room, a kitchen with a dining area, and a storage room. The special guest apartment, with a separate entrance and atrium, consists of a living area with a kitchen and dining space, a bathroom, and a bedroom on the upper floor.

A unique feature of this property is the landscaped private yard with a partially covered terrace, an outdoor fireplace, and a lounge area that extends to a sunbathing area next to the private pool measuring 4 x 10 m, complete with a waterfall and s...