

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2634
Location :	Umag
Building size :	530 m2
Lot size :	376 m2
Distance from center :	500 m
Distance from sea :	50 m
Number of floors :	2
Number of bedrooms :	11
Number of rooms :	10
Number of bathrooms :	6
Sea View :	Yes
Parking :	Yes
Garage :	Yes
Attractive location :	Yes
Basement :	Yes
Internet :	Yes
Covered terrace :	Yes
Arranged environment :	Yes
Barbecue :	Yes
Terrace :	Yes
Outdoor kitchen :	Yes
Air conditioning :	Yes
Central :	Yes
Condition :	For renovation
Energy efficiency :	Not specified
Conducted water :	Yes
Conducted current :	Yes
Sewerage :	Yes

Price : 950.000 €

This beautiful property located in Umag, just 50 meters from the Umag marina, represents a rare opportunity for investors looking for a prime location. The property has a total area of 530m2, with a spacious garden of 376m2. The house consists of a basement, upper ground floor, first floor and attic.

The basement consists of a garage, a covered storage room, 3 smaller storage rooms, and a 22m2 studio apartment.

The upper ground floor consists of two residential units, APARTMENT 2 with an area of 96.40 m2 consists of an entrance hall, bathroom, bedroom with access to the terrace, and kitchen/dining room and living room with access to a large covered terrace.

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FLAT 3 has an area of 56.90 m² and consists of a covered entrance, 2 bedrooms, hallway, kitchen and living room.

On the first floor is the largest apartment with a total area of 159.70m².

FLAT 4 consists of an entrance hall, 2 bathrooms, 4 bedrooms (2 with access to the terrace), kitchen, dining room and living room leading to a large terrace with a beautiful view of the center of Umag and the marina of Umag.

On the second floor there is another spacious apartment of 79.60 m².

FLAT 5, which consists of a kitchen, a bathroom and a large living room that leads to a terrace with a beautiful view of the center of Umag and the marina.

The entire property is split level and all documentation is in order. Although in need of renovation, this property has huge potential and is ideal for buyers looking to invest in tourism and vacation rental or for sale of individual apartments after renovation.