



<b>Code :</b>	00818
<b>Location :</b>	Umag
<b>Building size :</b>	106 m <sup>2</sup>
<b>Lot size :</b>	90 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	350 m
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2006
<b>Energy efficiency :</b>	Not specified

**Price :** 415.000 €

For sale: a charming semi-detached house in a quiet area of Bašanija, just 350 meters from the sea and the beach. This well-maintained property perfectly combines Mediterranean charm and functionality – ideal for holidays or year-round living. The house is spread over two floors and consists of:  
 -spacious living room with fireplace,-kitchen and dining area with access to a covered terrace,-two bedrooms,-one toilet on the ground floor and two bathrooms upstairs,-landscaped garden of 90.72 m<sup>2</sup> with Mediterranean plants, perfect for relaxation and outdoor dining.

In the garden there is also a storage room and a stone barbecue. The house is equipped with air conditioners and a fireplace, ensuring comfort all year round.

Located in a quiet neighbourhood, close to shops, restaurants, and seaside promenades.

Key features:

Location: Bašanija (Umag) Distance from the sea: 350 m Garden size: 90.72 m<sup>2</sup> 2 bedrooms 1 WC + 2 bathrooms Fireplace and air conditioning Storage and stone barbecue in the garden Peaceful location close to all amenities