



Code :	00893
Location :	Umag
Building size :	192 m2
Distance from center :	6500 m
Distance from sea :	1900 m
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	5
Number of bathrooms :	1
Attractive location :	Yes
Arranged environment :	Yes
Conducted water :	Yes
Conducted current :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Terrace :	Yes
Furnished :	Yes
Wooden carpentry :	Yes
Year of construction :	1980
Year of adaptation :	2022
Condition :	For renovation
Energy efficiency :	B

Price : 260.000 €

House in a Quiet Location near Crveni Vrh – Umag Area

For sale is a spacious terraced house with an area of

192 m², situated in a quiet part of the Crveni Vrh area.

The house is spread over three levels:

The ground floor consists of an entrance hall, a kitchen, a living room, and a bathroom.

The first floor features two spacious bedrooms. A notable highlight of this level is a large terrace that spans the entire width of the house and is accessible from both bedrooms.

The second floor consists of a high attic space; while it currently requires renovation, its generous size and height offer numerous possibilities for customization.

This space could be adapted into additional bedrooms, a



LEONES REAL ESTATE

Ulica Olge Ban 9, 52470 Umag

e-mail: info@leones-realestate.hr

web: leones-realestate.hr

info: +385 99 284 2871

workspace, an office, a playroom, a separate apartment, or any other purpose, depending on the future owner's needs.

The property is particularly attractive due to its location—offering peace and privacy, while remaining within easy reach of beaches, restaurants, a golf course, and other amenities.

Given its size, layout, and the potential for developing the attic, this house represents an excellent opportunity for family living, as well as for investment or tourist rentals.

www.leones-realestate.hr