



Code :	00056
Location :	Umag
Building size :	162 m ²
Lot size :	200 m ²
Distance from center :	7000 m
Distance from sea :	7000 m
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Year of adaptation :	2024
Energy efficiency :	under development

Price : 366.000 €

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A beautiful, renovated traditional Istrian house is for sale, located in an idyllic setting of olive groves and vineyards. This authentic stone house is situated on a gentle hill, offering a stunning panoramic view of the sea and the rolling Istrian landscape.

It is excellently connected and easily accessible – only a 5-minute drive from the highway exit and about 10 minutes from picturesque Umag and nearby beaches.

The house is semi-detached and extends over three levels – ground floor, first and second floor – with a total of approximately 162 m² of living space. The landscaped courtyard of 135 m² offers privacy and a relaxing area, with a designated space for a barbecue and private parking.

On the ground floor, a spacious covered terrace (20 m²) leads into an elegant kitchen with a dining area, which opens to a cozy living room. On this level, there is also a large storage room and a modern bathroom.

An internal staircase leads to the first floor, where a spacious room is located (this space can serve as a generous living room or master bedroom), with access to a covered terrace (16 m²) offering an open view of the sea.

On the second floor, there is another large bedroom with a private bathroom, and an additional smaller room currently used



as a wardrobe. From the bedroom, you step onto a large open terrace (19 m²) – a perfect place for sunbathing and enjoying spectacular sunsets.

This property is an ideal choice for a peaceful and relaxing holiday, far from the everyday hustle and stress. Surrounded by nature, yet only minutes from premium amenities such as tennis courts, golf courses, cycling paths, and the crystal-clear sea – your true Mediterranean dream awaits.

ABER INTERNATIONAL d.o.o., Pozioi 2, Umag
00385 (0)98 335 868 (Viber and WhatsApp active)
abercroatia@gmail.com