



<b>Code :</b>	00066
<b>Location :</b>	Umag
<b>Building size :</b>	99 m2
<b>Lot size :</b>	57 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	3000 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	under development

**Price :** 145.000 €

In a quiet and pleasant suburban area of Umag, this exceptional original traditional Istrian stone terraced house is located, intended for those seeking peace, privacy, and a refined Mediterranean lifestyle, close to the sea and the town (approx. 3 km).

The house is situated on a plot of 57 m2, of which 24 m2 is a courtyard (fenced terrace and parking space for a car) and 33 m2 is the ground plan of the house on three floors, with a total floor area of 99 m2.

The entrance to the house leaves a special impression - a spacious, beautiful terrace, enclosed by a stone wall and discreetly protected by white curtains, provides a sense of intimacy and tranquility, perfectly separated from the view of neighbors. An ideal place for morning coffee, evening gatherings, or relaxation in silence.

On the ground floor level there is an entrance hall used as a dining area, kitchen, storage room, and bathroom. The floors are connected by a wide wooden staircase. On the first floor there is an entrance hall leading to a larger bedroom, and on the second floor there is also an entrance hall leading to a bedroom with a raised ceiling and wooden beams on the ceiling. The rooms have been completely renovated in an autochthonous style with new wooden floors and treated walls in the traditional Istrian style.

The house was used for tourist rental, so the space is organized for that purpose, however one of the rooms can be converted into a living room.

The house was partially renovated in 2025. A completely new roof was installed, part of the electrical installations with a new electrical cabinet was done, and the interior walls were repaired



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and painted in a traditional style, as well as new wooden floors in the rooms. The house is connected to the city sewage system.

There is also the possibility of glazing the terrace, which further increases the functionality and value of the property.

The special value of this house lies in the preserved original character of an autochthonous Istrian stone house, which with a small investment in renovation can achieve an interesting combination of old and new architectural solutions.

The house is located only 3 km from the sea, beaches, and the town center, and has all amenities necessary for a comfortable and peaceful life in the immediate vicinity, making it ideal for couples, a small family, as well as an attractive investment for tourist rental in Istrian style.