



Code :	00074
Location :	Umag
Building size :	500 m2
Lot size :	620 m2
Distance from center :	1000 m
Distance from sea :	1500 m
Number of floors :	3
Number of bedrooms :	12
Number of rooms :	18
Number of bathrooms :	5
Number of toilets :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Year of construction :	1988
Additional building potential :	Yes
Energy efficiency :	under development

Old rice : 799.000 €

New price : 685.000 €

EXCLUSIVE!

Located in one of the most desirable areas near Umag, this attractive property offers the perfect balance between a peaceful setting and excellent accessibility. The town centre is just 1.0 km away, while the beautiful beaches, crystal-clear sea and seaside promenade are only 1.5 km from the property. The house enjoys lovely views of the sea and the surrounding nature.

The house has an approximate living area of 500 m² and comprises three separate fully furnished residential units, a finished basement and a walkable attic with a spacious terrace. The property is fitted with new aluminium windows and doors.

The basement is fully equipped for residential use and includes a kitchen, bathroom and three rooms. All rooms have natural daylight, and the basement extends over approximately 100 m².

The raised ground floor has a gross area of 168 m² and consists of an entrance hall, living room, kitchen, dining room, four bedrooms, a spacious bathroom, separate toilet, shower and two large terraces.

Also on the ground floor there is an additional apartment with a separate external entrance, comprising a kitchen with living

room, one bedroom, bathroom and a large terrace.

The first floor has a gross area of 168 m² and consists of an entrance hall, living room, kitchen, dining room, four bedrooms, a spacious bathroom, separate toilet, two showers, and three large terraces with sea views.

The walkable attic features windows and a spacious terrace overlooking the sea.

It is currently used as additional storage space but can easily be converted into additional living accommodation.

The house is situated on a 620 m² plot, while the landscaped yard covers approximately 420 m².

The property offers five parking spaces and provides the possibility of building a swimming pool.

This property represents an excellent opportunity for family living, investment or tourist rental.

Situated on the north-western coast of Istria, Umag is one of the most developed and sought-after towns on the Croatian Adriatic. Crystal-clear sea, numerous beaches, cycling and walking trails, outstanding gastronomy and the immediate proximity to Slovenia and Italy make Umag an ideal destination for living, holidays and a secure investment.