



Code :	02804
Location :	Umag
Building size :	50.00 m2
Plot size :	393 m2
Garden size :	393 m2
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Air conditioning :	Yes
Vlasnički list :	Yes

Price : 995.000 €

In the surroundings of Umag, in a highly rare and attractive first-row-to-the-sea location, a detached house of approx. 50 m² is for sale, set on a 393 m² plot.

The property is oriented to the southwest, providing abundant natural light throughout the day as well as beautiful sunsets. What makes this house especially valuable is its direct seafront position, which is a true rarity on the Istrian real estate market.

The house is located in a peaceful environment, while the immediate proximity to the beach and open sea views offer ideal conditions for relaxation and enjoying nature. The spacious 393 m² plot includes a garden, courtyard, and a small garden house, offering plenty of space for personalization.

The interior consists of a kitchen with appliances, a dining area, one bedroom, and a bathroom. Additional features include a balcony, enclosed balcony, atrium, terrace, basement, storage room, and summer kitchen, providing various usage options.

The location near Umag ensures good connectivity to all necessary amenities. Umag is one of the well-known tourist centers in Istria, offering a rich tourist infrastructure, well-maintained beaches, and numerous events throughout the year.

Thanks to its unique seafront position, land size, and potential, this property represents a rare opportunity on the market, either for personal use or as a strong investment in Istria.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate



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Brokerage Act.