



Code :	00189
Location :	Umag
Lot size :	474 m ²
Distance from center :	2000 m
Distance from sea :	500 m
Seaview :	Yes
Energy class :	under development

Price : 237.500 €

An attractive building plot is offered in an exceptional location near Umag, only 500 meters from the sea and in close proximity to the Slovenian border.

The plot, with a total area of 474 m², comes with a valid building permit for the construction of a modern family house, allowing the future owner to start building immediately without additional administrative delays.

The project includes a contemporary property with a modern design and a very good ratio of built-up and usable space. The planned house layout measures approximately 19.88 m x 5.43 m (up to 6.91 m), with an optimal room arrangement for comfortable living.

The building coefficient is 24.69%, while the land utilization coefficient is 0.60, providing an excellent balance between the built area and outdoor space. A green area of approximately 17% is also planned, ideal for a garden or relaxation zone.

The location offers peace and privacy while being close to all important amenities. Umag, the westernmost town in Croatia, is known for its well-maintained beaches, clean sea, and quality infrastructure, while an additional advantage is the proximity to the international airport in Sečovelje.

This property represents an excellent opportunity for the construction of a private holiday villa or an investment for tourist rental.