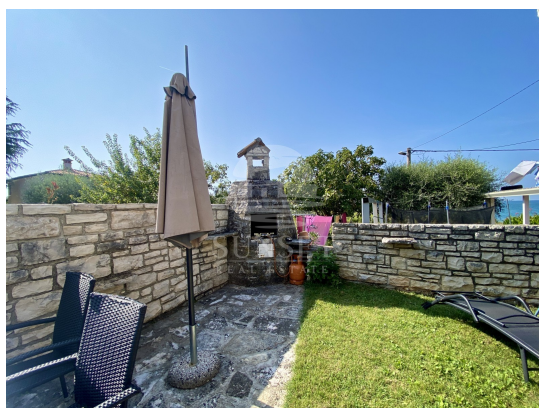




Code :	00031
Location :	Umag
Building size :	92 m2
Lot size :	230 m2
Distance from center :	50 m
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Terrace :	Yes
Barbecue :	Yes
Year of construction :	1980
Energy class :	under development

Price : 495.000 €

Istria, Umag, Surroundings

A stone house is for sale on a 230 m² plot, located in a quiet area, close to the sea. The house extends over two floors, with a total area of 92 m², and consists of a ground floor and a first floor. On the ground floor, there is a spacious living room connected to the kitchen and dining area in an open space concept, and a small bathroom.

The first floor is accessed via external stairs. On the first floor, there are two bedrooms, a bathroom, and a 12 m² terrace offering a beautiful sea view.

The courtyard features an outdoor grill, an outdoor shower, and two parking spaces.

The house is situated in a peaceful and pleasant location, close to all important amenities (highway, proximity to the Slovenian border, restaurants, wineries, agritourism, cycling paths), and the sea is only 50 meters away.

This property is ideal for a holiday home, permanent residence, or as an investment for tourist rental.

The agency commission for the buyer amounts to 3% and is payable in the event of purchasing a property upon the conclusion of the pre-contract or the sales contract.



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Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the purchase and the collection of the commission, in accordance with the Real Estate Brokerage Act.

NOTE: We are not responsible for any potential errors in property descriptions, but we strive to be as precise and accurate as possible in them.