



Code :	00096
Location :	Umag
Building size :	650 m2
Lot size :	2000 m2
Distance from center :	4000 m
Distance from sea :	250 m
Number of levels :	2
Number of floors :	1
Number of bedrooms :	9
Number of rooms :	13
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Terrace :	Yes
Balcony :	Yes
Loggia :	Yes
Barbecue :	Yes
Central heating :	Yes
Fireplace :	Yes
Rooftop terrace :	Yes
Furnished :	Yes
Additional building potential :	Yes
Energy class :	under development

Price : 890.000 €

This exceptional investment property is situated on a 2,000 m² plot of land, just 250 meters from the sea and well-maintained beaches, making it an ideal opportunity for investing in tourism in one of the most promising areas of Istria. With a distance of 4 km to Umag, 16 km to the Slovenian border, and 40 km to Italy, the location is attractive to tourists from all over Europe, especially due to excellent transport connections with Slovenia, Italy, Austria, and other countries.

Main house – two separate residential units with a total net area of 300.53 m²

The main house consists of a ground floor and first floor, with the ground floor featuring two nearly identical apartments, each with its own kitchen, living room, bathroom, and bedrooms. In total, the ground floor includes two kitchens, two living rooms, two bathrooms, three bedrooms, and a 48.60 m² garage, providing high functionality for tourist rental.



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The first floor houses an additional residential unit offering even more comfort and spaciousness, which includes one kitchen with a dining area, one spacious living room, two hallways, a bathroom, and two bedrooms. The roof of the house features a large terrace with an open sea view.

The total net usable area of the main house is 300.53 m², providing ample space for a comfortable stay for a larger number of guests.

Business-residential building – total net area of 189.60 m²
In addition to the main house, the property also includes a business-residential building, which can serve as an apartment house, business space, or boutique accommodation facility.

The basement houses utility rooms, while the ground floor offers a spacious business area with a workshop, ideal for various business activities. The first floor contains a residential section with an apartment, consisting of a living room with a kitchen and dining area, two bedrooms, a bathroom, and a spacious loggia.

The total net usable area of the business-residential building is 189.60 m², offering a wide range of possibilities – from hospitality and tourism business.

There is also a separate 35 m² house on the property.

Total area and investment potential

The total net usable area of all buildings on the property is 650 m², providing excellent opportunities for tourist rental, business purposes, or a combination of both.

The proximity to the sea, tourist centers, and borders, along with a beautiful sea view, makes this an ideal investment in a region known for its top-tier gastronomy, rich history, crystal-clear sea, and attractive outdoor activities.