



Code :	00667
Location :	Umag
Building area :	85 m2
Land area :	1221 m2
Number of rooms :	4
Sea view :	Yes
Year of construction :	1960
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	1.365.000 €
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In a quiet and well-kept settlement in the vicinity of Umag, a house with a floor area of approx. 85 m2 is for sale, situated on a plot of 1,221 m2, in a unique and irreplaceable first-row location by the sea.

The property is separated from the sea and the maintained beach by only two meters, which allows direct access and contact with the sea.

There is currently a smaller holiday house of approx. 85 m2 on the land, built with a building permit and an issued occupancy permit.

The existing building requires renovation or removal, which opens up space for replacement construction according to your desired projects.

The plot is fully serviced with utilities, and all necessary connections for electricity, water, and sewage are already in place.

This location offers exceptional building potential, considering that spatial plans allow the construction of a house with a maximum floor area of up to 250 m2, or a duplex house. Permitted storeys include a basement, ground floor, and first floor.

In addition to the main residential building, the construction of an auxiliary building is also permitted on the plot, such as a swimming pool, summer kitchen, garage, and similar. A unique opportunity, a rarity on the real estate market!