

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	11486
<b>Location :</b>	Umag
<b>Building size :</b>	420 m2
<b>Lot size :</b>	1200 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	50 m
<b>Number of floors :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2000

**Price :** 1.750.000 €

In Umag, in an exceptional location in the first row to the sea, a house with a total area of

420 m<sup>2</sup> is for sale, located on a spacious plot of about 1,200 m<sup>2</sup>. This is a rare property that offers direct proximity to the sea, privacy and great potential, both for luxury living and for investment.

The house consists of two separate living spaces, which allows comfortable use for one or two families or a combination of private residence and tourist rental. The spacious garden provides enough space for arranging a garden, swimming pool or a relaxation area by the sea. There is also a summer kitchen, ideal for outdoor living during the warmer months, while central heating allows for a pleasant stay throughout the year.

The location in the first row to the sea makes this property extremely valuable — Umag is known for its well-maintained beaches, coastal promenades, top-notch gastronomy and proximity to Slovenia and Italy, which further increases the attractiveness of this offer. An ideal opportunity for those looking for a prestigious position by the sea and secure long-term value.

For further information, please

