

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11503
Location :	Umag
Building size :	176 m ²
Lot size :	650 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	6
Number of bathrooms :	3
Energy efficiency :	A
Year of construction :	1980

Price : 483.000 €

For sale is a house with accompanying building land, located just 200 meters from the sea and beach, in a quiet part of the settlement. The area of the building land is 650 m², with the possibility of expansion to a total of 1,052 m², providing exceptional flexibility for the future owner.

The property has a valid building permit issued in February of this year. This allows for maximum utilization of the land and the immediate start of construction, reconstruction, or repurposing without additional administrative hurdles.

The existing building permit envisions the construction of a residential building with three housing units, but by modifying the permit, various options can be realized: the construction of one detached house, two or three houses, a residential building with up to four apartments, subdivision of the land and construction of two buildings with four apartments each (a total of eight apartments), or a project for four houses, for which there is already a conceptual design. All projects can be tailored to the desires of the buyer or investor.

The house has a total net area of 216 m² and consists of three separate apartments, each with its own entrance, along with an additional summer kitchen of 40 m². The building does not necessarily need to be demolished – renovation, extension, or integration into a new development project is possible.

The land is of regular shape, measuring approximately 21 x 52 meters. There is a confirmed conceptual project for the construction of four houses, with the possibility of building a pool next to each unit. This property represents an excellent investment opportunity or quality living, thanks to its proximity to the sea, valid documentation, and exceptional development potential.

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For more information, please