

**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>	12429
<b>Location :</b>	Umag
<b>Lot size :</b>	1123 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	100 m
<b>Energy efficiency :</b>	Not specified

**Price :** 793.000 €

For sale is a construction land area of 1120 m<sup>2</sup>, representing a rare opportunity for a top-tier investment.

The parcel already contains a mixed-use residential and commercial building, providing flexibility for either immediate use or the development of a new project.

A complete project for a multi-family building (ground floor + 2 stories, totaling 6 residential units) has been fully developed for the land, and the utility contributions have already been paid, allowing for a quick start to construction without administrative delays.

The project is designed according to modern market standards, with an emphasis on functionality, comfort, and high market value of properties in the coastal area.

**Key advantages:**

- Exceptional location near the sea
- High investment value and return potential
- Complete and ready documentation for realization
- Excellent opportunity for the development of luxury apartments or a tourism project

For more information, please