

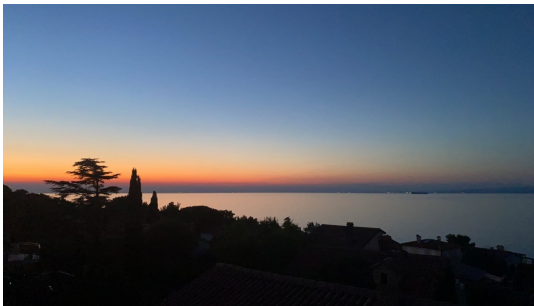
## ISTRIA ADRIA

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>                 | 12730         |
| <b>Location :</b>             | Umag          |
| <b>Building size :</b>        | 190 m2        |
| <b>Lot size :</b>             | 200 m2        |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Seaview :</b>              | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 1979          |
| <b>Year of adaptation :</b>   | 2022          |

**Price :** 450.000 €

Top location in Crveni Vrh - Renovated house with three separate apartments

In a prime location in Crveni Vrh, just minutes from the sea, a completely renovated house with three separate apartments is for sale. It represents an excellent opportunity for tourist rental, investment, or a combination of private living and rental income. The house was built in 1979 and fully renovated in 2022, including all key elements (installations, facade, roof, windows).

Key advantage: The property is divided into 3 independent units (61.5m<sup>2</sup>, 81.5m<sup>2</sup>, and 46m<sup>2</sup>), providing privacy and functionality.

Legal status: Clean title, registered in the land registry, fully legalized, no encumbrances, single owner.

Location: Close to the sea, quiet surroundings, near the Kempinski resort with premium infrastructure and sports facilities. One of the most desirable locations near Umag.