

## ISTRIA ADRIA

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<b>Code :</b>	12901
<b>Location :</b>	Mali Lošinj
<b>Building size :</b>	120 m2
<b>Lot size :</b>	900 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	650 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1968

**Price :** 299.000 €

For sale is an authentic detached island house located on one of the most peaceful and unique Croatian islands – Unije, known for its untouched nature, tranquility, and authentic Mediterranean lifestyle.

The house is situated on a spacious plot of approximately 900 m<sup>2</sup>, which is a true rarity on the island and offers numerous possibilities for landscaping, relaxation, and privacy. The property radiates genuine island charm, while a traditional water cistern ("šterna"), once an essential part of island life, gives it additional authenticity and character.

The roof has been renovated, while the interior offers the possibility of adaptation and design according to personal preferences. The property is easily accessible via a maintained access road, and the sea and village center are only a few minutes' walk away.

Infrastructure investments are currently underway on the island, and EU subsidies have already been secured for the sewage and water supply project, representing significant long-term value for future owners.

Unije is one of the rare islands that still offers complete peace, without crowds, noise, or mass tourism — ideal for those seeking an authentic Mediterranean lifestyle, a holiday home, or a unique investment opportunity.

Ownership is clear, with no encumbrances.