

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15485
Location :	Mali Lošinj
Building size :	98 m2
Lot size :	900 m2
Garden size :	0.00 m2
Distance from sea :	650 m
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Seaview :	Yes
Energy efficiency :	Not specified
Year of construction :	1968

Price : 299.000 €

For sale is a unique detached house located on the beautiful and peaceful island of Unije, ideal for lovers of authentic island life, nature, and privacy.

The house was built before 1968, while major renovations began in the 1980s. It is situated on a spacious 900 m² plot and offers a total of 98 m² of net usable living space, distributed over two floors connected by an internal wooden staircase, while the building's gross footprint amounts to 69 m².

The property's greatest asset is undoubtedly its location and spectacular open views towards the open sea and shipping route, including views of the historic Austro-Hungarian lighthouse and the southern coastline and bay of Unije.

The spacious garden and yard are enclosed by traditional stone walls and partially by an iron fence on the southern side of the property. A large covered terrace in front of the entrance provides the perfect setting for outdoor living throughout the day.

Layout:

Ground Floor (53 m²):

□entrance hall, □kitchen with dining area and fireplace, □spacious bedroom or living room, □bathroom with toilet (requires renovation). Additionally, the ground floor includes a separate external entrance leading to a storage room and a prepared area with installations for a second independent bathroom.

First Floor (45 m²):

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□hallway,□two bedrooms,□one bedroom features its own private bathroom with shower and toilet.The roof is relatively new and in excellent condition, while the façade would benefit from refreshing. The high-quality wooden exterior joinery reflects the authentic island style and can be preserved for many years with minor maintenance.

The house has its own large water cistern with a hydro-pump system ensuring a stable water supply, as well as a functional septic tank.

Additional value is provided by the planned construction of a public water supply and sewage system on the island, financed through EU funds, which is expected to significantly increase both comfort and property value.

Ownership is clear and clean, 1/1 ownership, free of encumbrances.