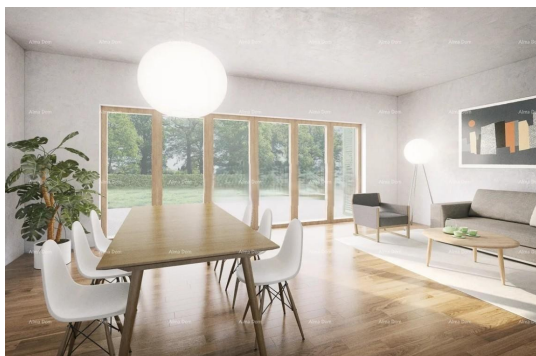


**ISTRIA ADRIA**  
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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 15847         |
| <b>Location :</b>             | Umag          |
| <b>Lot size :</b>             | 862 m2        |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Distance from center :</b> | 6000 m        |
| <b>Distance from sea :</b>    | 3500 m        |
| <b>Energy efficiency :</b>    | Not specified |

**Price : 230.000 €**

**EXECUTIVE INVESTMENT OPPORTUNITY – READY PROJECT FOR REALIZATION!**

We are facilitating the sale of a construction plot measuring 862 m<sup>2</sup>, located in a quiet and sunny environment, near Materada and Umag.

The plot has obtained a valid building permit, and complete project documentation (DGD and PZI) has been prepared, along with architectural visualizations. Thanks to this, the new owner can immediately proceed with the project realization, without the lengthy process of obtaining permits and preparing project documentation.

A special value of this investment is the possibility of purchasing an additional construction plot of 577 m<sup>2</sup>, on which it is also possible to build a modern duplex. This way, it is possible to develop a project with a total of four residential units, or two duplex buildings.

The plot is situated in a very pleasant location, on the edge of a forest area, providing peace, privacy, and enough space for quality landscaping of the future building. Connections for electricity and water are in close proximity.

The project envisions the construction of a modern duplex with two separate residential units. Each unit is designed as a functional and contemporary family house with its own outdoor space.

The residential units are mirrored and offset in the width of the terraces, achieving greater privacy, better sunlight exposure, and a more pleasant sense of space.

Each residential unit consists of a ground floor and an upper floor.

The ground floor includes a garage, a spacious living room with a kitchen and dining area measuring 34.58 m<sup>2</sup>, access to a covered

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terrace and garden, a bathroom, a storage room, utility space, and communication areas.

On the upper floor, there is a master bedroom with an en-suite bathroom, two additional bedrooms, another bathroom, and a large terrace measuring 28.12 m<sup>2</sup>.

The project allows for the possibility of constructing a shared pool or two separate pools, one for each residential unit. Pools are not included in the sale price.

The project anticipates quality and energy-efficient construction using modern materials and technologies.

The planned construction includes reinforced concrete and masonry, a façade with 15 cm thermal insulation, a sloped roof with a metal covering, underfloor heating via an air-water heat pump, and a ventilation system with heat recovery.

Preparations for air conditioning units in all rooms, video surveillance, video intercom, and an electric vehicle charging station are also included.

The project features high-quality PVC joinery with external PVC shutters, aluminum entrance doors, burglar-proof and sound-insulated balcony doors, multi-layer oak parquet, quality ceramics, and modern outdoor terraces with decking.

The location offers an excellent combination of peace and privacy, along with proximity to the sea and all essential amenities.

Umag – 6 km

Sea and beach Camping Finida – 3.5 km

This property represents an excellent opportunity for investors and developers seeking a project with resolved documentation and the possibility of quick realization.

For more information, please