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Code :	16307
Location :	Umag
Lot size :	614 m2
Garden size :	0.00 m2
Distance from center :	6000 m
Distance from sea :	6000 m
Energy efficiency :	Not specified

Price :	price on request €

For sale is a building plot of 614 m², located in a quiet and green environment near Umag, just 6 km from the city and the sea.

A valid building permit has been obtained for the land, along with complete project documentation for the construction of a modern detached villa with a pool. According to the project, a modern villa is planned on two floors, with a net living area of 183.3 m², featuring a carefully designed layout that includes four bedrooms, each with its own bathroom, a spacious living room connected to the kitchen and dining area, a space designated for a private sauna, and covered terraces. Within the yard, a private pool of 27 m² (9 × 3 m) and at least three parking spaces are planned. The architectural solution emphasizes the openness of the space, an abundance of natural light, and the connection between the interior of the villa and the garden and pool.

The location offers peace and privacy, along with good transport connections and proximity to all essential amenities. Umag and the sea are approximately 6 km away, the beaches are accessible within about five minutes by car, and the highway entrance is located about 1 km away.

A special advantage of this property is the option to choose the stage of purchase. In addition to the land itself with a valid building permit and project, it is possible to purchase the villa in a shell construction phase, allowing the buyer to complete and furnish the interior independently, or a fully finished villa on a 'turnkey' basis, without furniture.

Thanks to the already obtained building permit, prepared project, and the possibility of adjusting the construction phase, this property represents an interesting opportunity for building your own family home or vacation house, as well as an investment for tourist rental or further resale.