



Code :	02160
Location :	Umag
Building size :	360 m2
Lot size :	37500 m2
Distance from center :	6000 m
Distance from sea :	7000 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 1.500.000 €

Istria, Umag Area – Spacious Property with Estate of 37,500 m²

For sale: a truly unique property offering complete privacy, peace, and comfort – a 360 m² house situated on a vast 37,500 m² estate near Umag.

The house is spread over three levels – basement, ground floor, and first floor.

Ground floor: hallway, modern Italian-design kitchen with island and a large dining room perfect for family gatherings, and a spacious living room currently used as a bedroom. The rooms are bright and airy, with large glass surfaces overlooking olive groves and vineyards. There is also a guest bathroom with high-quality Italian ceramics.

First floor: three bedrooms, one bathroom, and a newly renovated studio apartment with a private entrance and internal connection to the main house.

Basement: multiple rooms suitable for conversion into a wine cellar, wellness, gym, playroom, office, or extra living units.

A large double garage is also included.

The estate consists of several interconnected plots with two access roads from asphalt streets. It features olive trees, vineyards, cherries, figs, and various fruit trees. There is also the option to build an additional guest house or auxiliary building.

Clean title, 1/1

Legalized house and auxiliary building



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- City electricity (three-phase), water, telephone
- Air conditioning and wood stove
- Sold furnished (excluding personal belongings)

A genuine private oasis in the Istrian countryside - ideal for a peaceful family residence, vacation retreat, or investment with vast potential.