



PARENTIUM PREMIUM
Real Estate

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Code :	02311
Location :	Umag
Building size :	150 m ²
Lot size :	500 m ²
Distance from center :	6000 m
Distance from sea :	1300 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	1
Number of toilets :	1
Additional building potential :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 330.000 €

For sale is an authentic Istrian stone house requiring complete renovation, located in a pleasant settlement near Umag.

The property sits on a 500 m² plot, while the total house area is 150 m². Thanks to its structure and location, it offers exceptional potential for conversion into a charming family home, a luxury holiday villa, or an investment property for tourist rental.

An additional value is provided by two auxiliary buildings that are fully legal and registered – one measuring 32 m² and the other 16 m², offering various possibilities (guest house, tavern, studio, etc.).

The location offers the perfect balance of privacy and accessibility – set in a quiet environment, yet only a few minutes' drive from the sea, the center of Umag, and all necessary amenities.

Basic information:

Location: near Umag

House area: 150 m²

Land area: 500 m²

Additional buildings: 32 m² and 16 m² (legal and registered)

Infrastructure: water, electricity, sewage

Clean documentation

Usage permit

This property represents an excellent opportunity for buyers looking to combine tradition and modern living by renovating an authentic Istrian stone house in a desirable location.