



|                                 |              |
|---------------------------------|--------------|
| Location :                      | Umag         |
| Code :                          | 05734        |
| Object area :                   | 100.00 m2    |
| Land area :                     | 650.00 m2    |
| Distance from center :          | 5000 m       |
| Distance from sea :             | 10 m         |
| Seaview :                       | Yes          |
| Parking :                       | Yes          |
| Garage :                        | No           |
| Basement :                      | No           |
| Floor :                         | Ground floor |
| Number of floors :              | 1            |
| Number of bedrooms :            | 3            |
| Number of bathrooms :           | 1            |
| Year of construction :          | 1990         |
| Additional building potential : | No           |

|         |                    |
|---------|--------------------|
| Price : |                    |
| Price : | price on request € |

Set in one of the most exclusive locations on the Umag Riviera, **\*\*directly on the seafront and just steps from beautiful beaches\*\***, this unique single-storey house offers an exceptional opportunity to create a luxury residence by the Adriatic Sea.

The property features **\*\*100 m<sup>2</sup>\*\*** of living space on a **\*\*650 m<sup>2</sup> plot\*\***, boasting uninterrupted sea views and an outstanding waterfront position. Although the house requires complete renovation, it provides the perfect foundation for designing a bespoke luxury home or an exclusive holiday villa.

Properties in the first row to the sea are becoming increasingly rare, making this an outstanding investment with long-term value. The combination of an exceptional location, direct proximity to the beach, and complete freedom to create a unique project makes this a truly remarkable opportunity.

Whether you are looking for a prestigious private residence or a premium investment on the Istrian coast, this property is a rare gem in one of Croatia's most desirable seaside locations.