



Location :	Umag
Code :	05772
Object area :	180.00 m2
Land area :	976.00 m2
Distance from center :	4000 m
Distance from sea :	500 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	4
Number of bathrooms :	3
Year of construction :	2021
Additional building potential :	No

Price :	6.712.500 Kn
Price :	895.000 €

In a peaceful location near Umag and Lovrečica, this distinctive Istrian single-storey house is for sale, combining the traditional character of a stone house with quality modern construction, a spacious garden and amenities designed for comfortable holidays and tourist rental.

The house offers 148 m² of net usable area, or 180 m² gross, and is situated on a spacious 976 m² plot. Its single-storey layout provides excellent practicality, while the connection between the interior, garden, swimming pool and summer kitchen creates an authentic Mediterranean atmosphere.

The interior comprises 4 bedrooms, 3 bathrooms, an additional guest toilet and a boiler room, as well as a spacious open-plan area combining the living room, kitchen and dining area. With four bedrooms and multiple bathrooms, the property provides a high level of comfort for larger families and guests.

Particular value lies in the quality of construction. The house was built with 25 cm brick walls, 10 cm thermal insulation and an exterior layer of 15 cm hand-cut Istrian stone, resulting in external walls approximately 50 cm thick.



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