



<b>Code :</b>	27247
<b>Location :</b>	Umag
<b>Building size :</b>	176 m2
<b>Lot size :</b>	650 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	1980
<b>Energy efficiency :</b>	A

**Price :** 483.000 €

For sale is a house with accompanying building land, located just 200 meters from the sea and beach, in a quiet part of the settlement. The area of the building land is 650 m<sup>2</sup>, with the possibility of expansion to a total of 1,052 m<sup>2</sup>, providing exceptional flexibility for the future owner.

The property has a valid building permit issued in February of this year. This allows for maximum utilization of the land and the immediate start of construction, reconstruction, or repurposing without additional administrative hurdles.

The existing building permit envisions the construction of a residential building with three housing units, but by modifying the permit, various options can be realized: the construction of one detached house, two or three houses, a residential building with up to four apartments, subdivision of the land and construction of two buildings with four apartments each (a total of eight apartments), or a project for four houses, for which there is already a conceptual design. All projects can be tailored to the desires of the buyer or investor.

The house has a total net area of 216 m<sup>2</sup> and consis...