

Mini-hotel

Umag, Istria



Ref	RE-U-37806
Type	Mini-hotel
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	200 sqm
Plot size	514 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 640 000

ISTRA, UMAG - Renovated Stone House with 4 Units, Only 200m from the Sea!

Located in the charming town of **Umag**, on the westernmost tip of the Croatian coastline, this **renovated stone house** offers an incredible opportunity just **200 meters from the sea**. Umag is renowned for its rich history, vibrant tourism, and sports activities, making it an ideal location for both relaxation and investment.

Key Features:

- **200 m2 of living space** spread across two floors
- **2 separate apartments, 2 studio apartments**, and a **traditional Istrian tavern**
- **Spacious ground floor (122.86 m2)** featuring a one-bedroom apartment, separate studio apartment, and a covered terrace
- **First floor (71.35 m2)** with a bedroom, living room, terrace with sea view, and another studio apartment
- **Fully equipped** with air conditioning, heating, and cooling systems in all units
- **Charming garden** with a 30 m2 Istrian tavern, two storage cabins (12.5 m2 each), and two parking spaces
- **Renovated in 2021**, with central heating, a stove, and modern amenities

Ideal for Various Purposes:

- **Family residence**, offering a spacious and peaceful environment
- **Vacation home**, perfect for enjoying the stunning Istrian coast
- **Tourist rental investment**, due to its proximity to the sea and high rental potential

The house is sold **fully furnished** and ready for immediate occupancy. Enjoy the authentic **Istrian charm** with a **centuries-old olive tree** enhancing the traditional style of the property.

Prime Location:

- **200 meters from the sea**
- Located in a **peaceful area** with easy access to the town center, beaches, restaurants, and other amenities
- Ideal for both **personal use** or **tourist rentals**

This property combines **luxury, comfort, and tradition**, making it an excellent investment or vacation retreat in the heart of **Umag, Istria**. **Contact us today** to arrange a viewing!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
3200 €

Average price/m² of this type
in this region:
2870 €

Median price/m² of this type
in this region:
2622 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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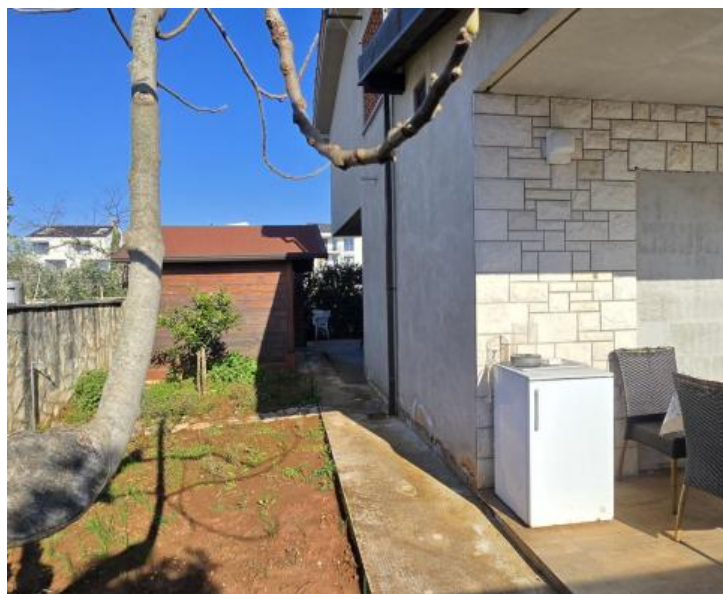
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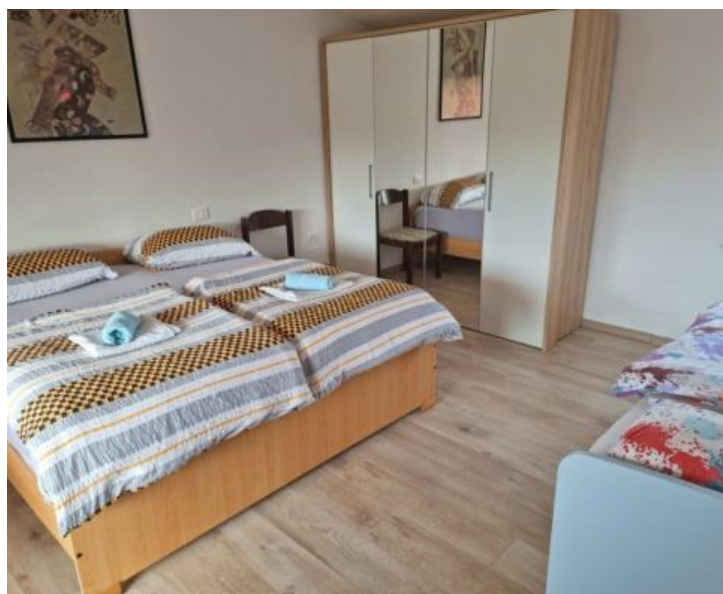
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