

# House

## Umag, Istria



<b>Ref</b>	RE-U-42403
<b>Type</b>	House
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	41 sqm
<b>Plot size</b>	343 sqm

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<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	Price upon request

Seafront House in Umag for Sale - Unique Coastal Real Estate in Croatia to Buy with Endless Istrian Charm.

Discover this exceptional seafront house in Umag to buy, nestled in the heart of one of Istria's most captivating destinations, where the allure of Croatia's western Adriatic coast meets seamless European connectivity, making it a prime pick for savvy investors and families eyeing real estate in Croatia to buy that promises both tranquility and high rental yields. Umag, this vibrant town of tourism and sports, unfolds a tapestry of rich history along its enchanting streets and seaside promenades, where centuries-old buildings harmonize effortlessly with contemporary coastal developments, creating an irresistible backdrop for those seeking a house in Umag to buy that embodies the essence of Mediterranean living in the thriving Croatian property market.

Bathed in Umag's famously mild Mediterranean climate, with abundant sunny days and crystalline waters that define luxury coastal real estate in Croatia, this area boasts a diverse, indented shoreline dotted with an array of beaches—from golden sandy stretches and smooth pebble coves to rugged stone plateaus, concrete sun decks, and dramatic rocky outcrops, all just moments from your potential new seafront haven. Venture into the verdant hinterland, and you'll uncover picturesque hilltop fortresses offering breathtaking panoramas, storied legacies, and welcoming agrotourism spots brimming with authentic Istrian delicacies like truffles and olive oils, all within easy reach of this unique house by the sea in Umag to buy. Spanning 23 charming settlements, Umag delivers an unmatched blend of seclusion and accessibility, positioning it as a hotspot for coastal homes in Croatia that cater to both serene escapes and lucrative vacation lets.

Just a stone's throw from Umag's bustling heart, this ready-to-move-in seafront house in Umag offers 41 m<sup>2</sup> of versatile space primed for your vision—currently featuring a cozy living room, efficient kitchen, comfortable bedroom, and functional bathroom, though a thoughtful renovation could unlock even greater potential for modern comforts and elevated appeal in the competitive real estate in Croatia to buy scene. Enveloped by a generous 343 m<sup>2</sup> fenced and beautifully landscaped yard, the property includes a handy 12 m<sup>2</sup> auxiliary building perfect for storage, outdoor gear, or even a compact workshop, enhancing its versatility as a seafront property in Istria that's as practical as it is picturesque.

With its unbeatable seaside location, straightforward layout, and inherent coziness, this house in Umag to buy stands out as the ultimate canvas for a peaceful family retreat amid Umag's sun-drenched shores or a smart investment in Croatia's booming tourist rental sector, where proximity to beaches, cultural gems, and international links ensures year-round demand for such coastal real estate treasures. Seize this rare opportunity to own a slice of Istrian paradise and elevate your portfolio with one of the most compelling houses by the sea in Umag available today.

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

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### Property advantages:

Storage

Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
8.628 €

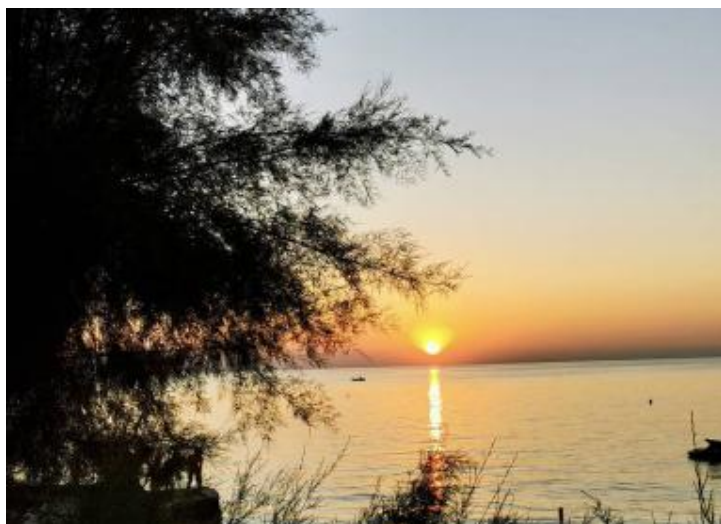
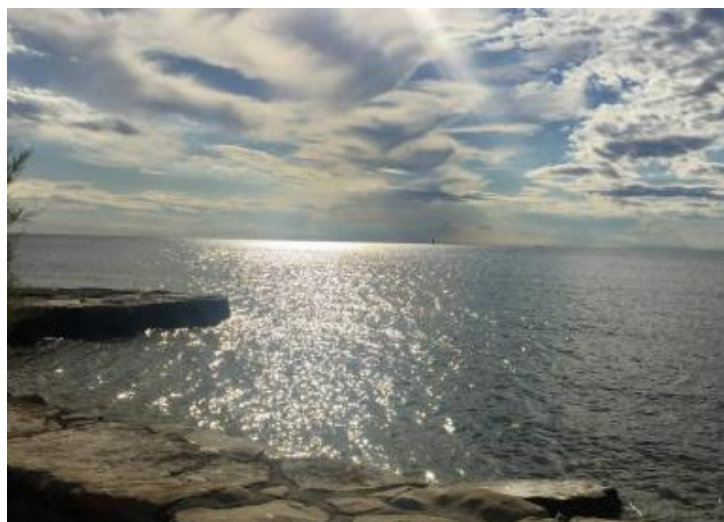
Median price/m<sup>2</sup> of this type  
in this region:  
9.252 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5.444 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.945 €

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