



<b>Code :</b>	00796
<b>Location :</b>	Umag
<b>Lot size :</b>	2226 m <sup>2</sup>
<b>Distance from sea :</b>	400 m
<b>Energy efficiency :</b>	Not specified

**Price :** 585.000 €

Located in the charming coastal village of Zambratija, near Umag, this spacious building plot of 2,226 m<sup>2</sup> offers a rare opportunity to develop your dream home or investment project in one of Istria's most desirable seaside destinations.

Just 400 meters from the crystal-clear Adriatic Sea, the plot is ideally positioned in a peaceful residential area, surrounded by Mediterranean greenery. Whether you're looking to build a private villa, holiday home, or a small residential complex, this plot provides the perfect balance of tranquility, accessibility, and potential.

Key Features:

Plot size: 2,226 m<sup>2</sup>

Distance to the sea: 400 meters

Flat terrain, ideal for construction

Access road and infrastructure nearby (water, electricity, sewerage)

Quiet location with great privacy

Close to beaches, restaurants, and sport facilities

Only a short drive to Umag and the Slovenian border

This is a prime opportunity for investors, developers, or private buyers looking to enjoy the Istrian lifestyle in a picturesque seaside setting.

