

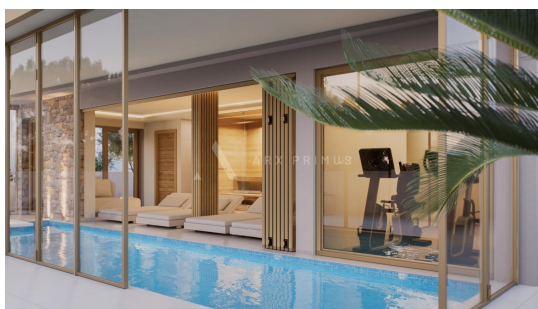
**ARX PRIMUS**

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<b>Code :</b>	00863
<b>Location :</b>	Umag
<b>Lot size :</b>	499 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2500 m
<b>Energy efficiency :</b>	Not specified

**Price :** 462.500 €

For sale: attractive building land located in the peaceful area of Fratrici near Umag, ideal for investors and the development of a luxury residential project. The property comes with a valid building permit for the construction of a modern residential building with 4 apartments, including shared wellness and recreational facilities.

The project features contemporary architecture with spacious terraces, an underground garage, wellness area, fitness room, swimming pool, and sun deck. Upper floors offer beautiful views of the sea and the green Istrian landscape.

Construction has already started – the basement level has been completed, including parking spaces and technical rooms, significantly reducing the time and initial investment costs for the future owner.

The location is highly attractive and peaceful, while still being close to all important amenities:

only a few minutes' drive from the center of Umag close to Stella Maris beaches and tourist facilities ATP tennis center Umag 18-hole golf course marina and old town of Umag near the luxury Kempinski resort and hotel All necessary infrastructure is available on or near the plot.

This property represents an excellent opportunity for: luxury apartment sale tourist rentals long-term investment in one of the most desirable locations near Umag. Complete project documentation and additional information available upon request.