

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



|                                 |         |
|---------------------------------|---------|
| <b>Kode :</b>                   | 15762   |
| <b>Ort :</b>                    | Umag    |
| <b>Wohnfläche :</b>             | 69 m2   |
| <b>Gartenfläche :</b>           | 0.00 m2 |
| <b>Entfernung zum Zentrum :</b> | 300 m   |
| <b>Entfernung zum Meer :</b>    | 20 m    |
| <b>Etage :</b>                  | 1       |
| <b>Etagenzahl :</b>             | 2       |
| <b>Anzahl Schlafzimmer :</b>    | 2       |
| <b>Anzahl Zimmer :</b>          | 2       |
| <b>Anzahl Badezimmer :</b>      | 1       |
| <b>Parkplatz :</b>              | Je      |
| <b>Klimaanlage :</b>            | Je      |
| <b>Energieeffizienz :</b>       | A       |
| <b>Baujahr :</b>                | 2019    |

**Preis :** 440.000 €

In Zambratija, in a building located right by the sea, less than 50 meters from the shore, a furnished and well-equipped apartment with an area of 69 m<sup>2</sup> is for sale, situated on the first floor of a residential building. The apartment is immediately habitable and represents an excellent choice for vacation, year-round living, or investment.

The apartment consists of two bedrooms, a living room with a kitchen and dining area, a bathroom, and a balcony. The living area and bathroom are equipped with underfloor heating, while the entire apartment is air-conditioned with three air conditioning units, ensuring a pleasant temperature throughout the year.

The apartment is sold furnished and equipped, ready for immediate occupancy.

Included with the apartment is a private parking space in the garage.

Thanks to its exceptional location right by the sea, the apartment is particularly interesting for personal use, vacation, or tourist rental.

For more information and viewings, please