

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

tip stana: dvosobni STAN 0-16

Hodnik: 7,39 m²

Kupaonica 1: 4,60 m²

Kupaonica 2: 4,30 m²

Soba 1: 9,88 m²

Soba 2: 10,90 m²

Kuhinja i dnevni boravak: 33,89 m²

STAMBENA POVRŠINA: 70,96 m²

Terasa: 6,84 m²

Okućnica: 25,59 m²

SVEUKUPNO: 103,39 m²

Code :	10082
Location :	Umag
Building size :	77.80 m ²
Garden size :	0.00 m ²
Distance from center :	500 m
Distance from sea :	700 m
Floor :	Ground floor
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 282.000 €

In the city of Umag, as part of a modern residential project with 122 apartments, a ground-floor apartment is for sale, with a total area of 77.8 m², featuring a garden, terrace, storage room, and parking space.

The apartment, labeled 0-16, is located on the ground floor and consists of:

- Entrance area
- 2 bathrooms
- 2 bedrooms
- Open living room with kitchen and dining area
- Access to the terrace (6.84 m²) and garden (25.59 m²)

The apartment also includes:

- Storage room (3.78 m²)
- Garage parking space (12.50 m²)

Technical characteristics:

- Reinforced concrete construction
- Thermal insulation façade (ETICS, 10 cm)
- High-quality PVC joinery, lift-and-slide doors
- Electric blinds in the rooms
- Multi-split air conditioning in all rooms
- Premium ceramics and parquet flooring
- Separate electricity and water meters
- Video intercom, internet, and TV connection

The building contains:

- 74 garage spaces, 82 outdoor, and 25 covered parking spaces



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- A total of 105 storage rooms
- Elevator and staircases from 4 main entrances
- Basement level with garages and communication
- Apartments on the 1st to 3rd floors.

Location:

100-500 m from kindergartens, schools, shops, sports facilities,
and the center

700 m to the sea, promenade, and city beach.

Completion of the works is planned for the end of 2025.

For more information, please contact us: