

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10102
Location :	Umag
Building size :	77.29 m ²
Garden size :	0.00 m ²
Distance from center :	500 m
Distance from sea :	700 m
Floor :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 279.000 €



In the city of Umag, as part of a modern residential project with 122 apartments, an apartment on the first floor of the building is for sale, with a total area of 77.29 m², featuring a terrace, storage room, and parking space.

The apartment labeled 1-01 is located on the first floor and consists of:

- Entrance hall
- 2 bathrooms
- 2 bedrooms
- Open living room with kitchen and dining area
- Balcony (12.52 m²)

Included with the apartment are:

- Storage room (2.95 m²)
- Garage and outdoor parking space

Technical specifications:

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

The building features:

- 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 access
- Apartments from the 1st to the 3rd floor

Location:

100-500 m from kindergarten, school, shops, sports facilities, and the center

700 m to the sea, promenade, and city beach

The completion of the works is planned for the end of 2025.

For more information, please feel free to