

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10324
Location :	Umag
Building size :	55.72 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 :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 208.000 €

In the city of Umag, as part of a modern residential project with 122 apartments, a 1st-floor apartment is for sale, with a total area of 55.72 m², including a storage room and a parking space.

The apartment, marked 1-13, is located on the 1st floor and consists of:

- An entrance hall
- A bathroom
- A bedroom
- An open living room with a kitchen and dining area
- A loggia (11.07 m²).

The apartment also includes:

- A storage room (3.88 m²)
- A covered parking space.

Technical specifications:

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

The building includes:

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

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- A total of 105 storage units
- An elevator and staircases from 4 main entrances
- A basement level with garages and communication
- Apartments from the 1st to the 3rd floor.

Location:

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