

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10325
Location :	Umag
Building size :	55.59 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, an apartment on the first floor of the building is for sale. The total area of the apartment is 55.59 m², and it includes a storage room and a parking space.

Apartment number 1-14 is located on the first 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 comes with:

- A storage room (2.67 m²)
- A covered parking space.

Technical specifications:

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

The building includes:

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

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

- A total of 105 storage rooms
- An 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.

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

For more information, please feel free to contact us: