

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10513
Location :	Umag
Building size :	60.92 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 : 217.000 €

In the city of Umag, within a modern residential project comprising 122 apartments, an apartment on the first floor of the building is for sale. The total area of the apartment is 60.92 m², and it includes a storage room and a parking space.

Apartment number 1-30 is located on the first floor and consists of:

- Entrance area
- Kitchen and living room
- Bathroom
- Bedroom
- Loggia (11.07 m²)

The apartment also comes with:

- Storage room (2.59 m²)
- Parking space

Technical specifications:

- Reinforced concrete structure
- 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 parking spaces, and 25 covered

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parking spaces

- A total of 105 storage units
- Elevator and staircases from 4 main entrances
- 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

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

For more information, please feel free to contact us: