

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10514
<b>Location :</b>	Umag
<b>Building size :</b>	81.38 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	700 m
<b>Floor :</b>	1
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

Price : 282.000 €

In the city of Umag, as part of a modern residential project with 122 apartments, an apartment on the 1st floor of the building is for sale, with a total area of 81.38 m<sup>2</sup>, including a storage room and a parking space.

The apartment, marked 1-32, is located on the 1st floor and consists of:

- Entrance hallway
- Kitchen and living room
- 2 bathrooms
- 2 bedrooms
- Balcony (15.47 m<sup>2</sup>)

The apartment also includes:

- Storage room (2.83 m<sup>2</sup>)
- Parking space

Technical specifications:

- Reinforced concrete structure
- 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
- First-class ceramics and parquet flooring
- Separate electricity and water meters
- Video intercom, internet, and TV connections

The building features:

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

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- 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 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