

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10580
Location :	Umag
Building size :	55.92 m ²
Garden size :	0.00 m ²
Distance from center :	500 m
Distance from sea :	700 m
Floor :	2
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 : 210.000 €

In the city of Umag, within a modern residential project featuring 122 apartments, a second-floor apartment is for sale, with a total area of 55.92 m², which includes a storage room and a parking space. The apartment labeled 2-14 is located on the first floor and consists of:

- Entrance hall
- Kitchen and living room
- Bathroom
- Bedroom
- Balcony (9.83 m²)

The apartment also includes:

- Storage room (3.06 m²)
- Outdoor parking space

Technical specifications:

- Reinforced concrete construction
- Thermal insulation facade (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
- Individual electricity and water meters
- Video intercom, internet, and TV connections

The building features:

- 74 garage spaces, 82 outdoor, and 25 covered parking spaces
- A total of 105 storage rooms

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- 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 construction is planned for the end of 2025.

For more information, please feel free to contact us: