

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	11034
Location :	Umag
Building size :	108 m ²
Garden size :	0.00 m ²
Distance from sea :	700 m
Floor :	3
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 380.000 €

On the northwestern part of the Istrian peninsula, in the town of Umag, we are offering a modern three-bedroom apartment with a living room (3B+LR) in a new residential building, located on the third floor and facing southwest, with a beautiful sea view.

The building is situated in a peaceful and well-organized area of the city, close to shops, schools, kindergartens, and only a few minutes' walk from the beach.

The apartment, with a surface of 108.18 m², consists of: an entrance hall, a spacious living room with access to the balcony, a kitchen with a dining area, three bedrooms (two of which have access to the balcony), and two bathrooms. The apartment features two balconies (9.93 m² and 11.07 m²), a storage room (3.44 m²), one garage space, and two outdoor parking spaces - three parking spaces in total, included in the price.

The total usable area of the property is 136.62 m².

Technical features:

Reinforced concrete monolithic structure

Partition walls with double-layer gypsum board and thermal/acoustic insulation

ETICS façade system with 10 cm thermal insulation

High-quality PVC joinery with lift-and-slide balcony doors

Electric shutters in bedrooms

Heating and cooling via multisplit air-conditioning system (units in every room)

Outdoor units discreetly placed (roof, garage, ground floor)

Separate water and electricity meters

Telephone, TV, internet connections, and video intercom

First-class large-format ceramic tiles in hallways and bathrooms

Premium parquet flooring throughout all rooms

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The buyer is exempt from paying the 3% real estate transfer tax.
Contact - your trusted partner for modern homes in Istria.