

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	11547
<b>Location :</b>	Umag
<b>Building size :</b>	80 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	200 m
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2005

**Price :** 288.400 €

For sale is an apartment in a new residential building located on the first floor, in a quiet part of Zambratija, just a few minutes' walk from the sea and the marina.

The property consists of a spacious living area connected to the kitchen and three bedrooms, making it suitable for family living or vacationing. Additional value is provided by the outdoor spaces - a west-facing terrace of 7 m<sup>2</sup>, equipped with a barbecue and a dining table for four, as well as an east-facing loggia of 5 m<sup>2</sup>.

The apartment features a bathroom with a toilet and an additional separate guest toilet. The property also includes a private parking space in the building's courtyard.

The location offers an ideal combination of proximity to the sea and a peaceful environment.

For more information, please