

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11727
Location :	Umag
Building size :	55.42 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 : 215.000 €

In the city of Umag, as part of a modern residential project with 122 apartments, an apartment on the 2nd floor of the building is for sale. The total area of the apartment is 55.42 m² and it comes with a storage room, an outdoor parking space, and a garage parking space.

The apartment labeled 2-20 is located on the 2nd floor and consists of:

- Entrance hall
- Kitchen and living room
- Bathroom
- Bedroom
- Loggia (10.25 m²)

The apartment also includes:

- Storage room (2.77 m²)

Technical specifications:

- Reinforced concrete construction
- 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 contains:

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

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- A total of 105 storage rooms
- 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 center

700 m to the sea, promenade, and city beach.

For additional information, please