

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11745
<b>Location :</b>	Umag
<b>Building size :</b>	81.27 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>	2
<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 : 287.000 €

In the city of Umag, within a modern residential project comprising a total of 122 apartments, an apartment on the 2nd floor of the residential building is for sale. The apartment has a total area of 81.27 m<sup>2</sup> and is designated as 2-32. It consists of a hallway, kitchen and living room, 2 bathrooms, 2 bedrooms, and a balcony with an area of 15.37 m<sup>2</sup>.

The apartment comes with a storage room of 3.27 m<sup>2</sup>, an outdoor parking space, and a garage parking space.

The building is constructed with a reinforced concrete structure, featuring a thermal insulation facade (ETICS 10 cm). It is equipped with high-quality PVC joinery with lift-and-slide walls, electric blinds in the rooms, multi-split air conditioning in all rooms, top-class ceramics, and parquet flooring. The apartment has its own electricity and water meters, a video intercom, and connections for internet and TV.

The building has 74 garage spaces, 82 outdoor parking spaces, and 25 covered parking spaces, totaling 105 storage units, an elevator, and staircases from four main entrances. The basement houses garages and communication areas, while the apartments are located from the 1st to the 3rd floor.

The location is extremely attractive - within a radius of 100 to 500 meters, there are a kindergarden, school, shops, sports facilities, and the city center, while the sea, promenade, and city beach are approximately 700 meters away.

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For additional information and viewings, please