

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12478
<b>Location :</b>	Umag
<b>Building size :</b>	87.40 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	750 m
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Garage :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

Price : 437.000 €

UMAG! Lovrečica – New Construction in an Excellent Location

A modern apartment is for sale in a high-quality new building located in the quiet and exclusive neighborhood of Lovrečica, near Umag. The property is situated in an attractive location that offers privacy, greenery, and a pleasant ambiance, while also being close to the sea and all essential amenities.

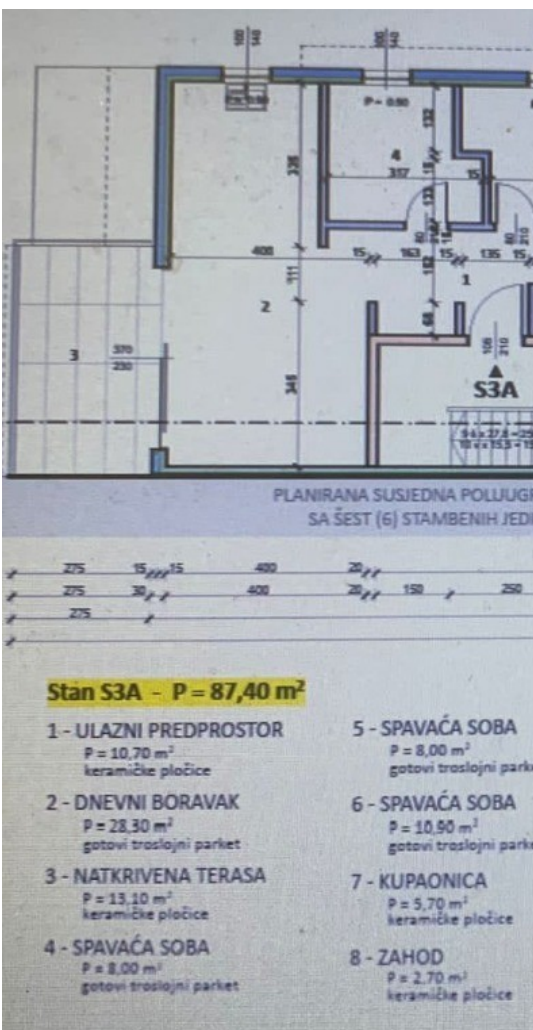
The apartment is approximately 1.5 km from the center of Umag and just a few hundred meters from the coastline, making it ideal for everyday living, vacationing, or tourist rentals.

It is located on the first floor of a modern building with contemporary design. The complex consists of a total of 12 apartments and includes an underground garage with designated parking spaces. An additional value to this property is the heated swimming pool measuring 6 x 12 m, located in front of the building.

Total area of the apartment: 87.40 m<sup>2</sup>

Apartment S3A consists of:

- Entrance hallway (10.70 m<sup>2</sup>)
- Living room (28.30 m<sup>2</sup>)
- Covered terrace (13.10 m<sup>2</sup>)
- Bedroom (8.00 m<sup>2</sup>)
- Bedroom (8.00 m<sup>2</sup>)
- Bedroom (10.60 m<sup>2</sup>)
- Bathroom (5.70 m<sup>2</sup>)



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- Toilet (2.70 m<sup>2</sup>)

Large glass surfaces allow for plenty of natural light during the day, making the space feel spacious and comfortable.

The apartment is built to modern standards, using quality materials and finishes. It is equipped with underfloor heating via a heat pump, ensuring energy efficiency and a pleasant temperature throughout the year. Air conditioning units further enhance comfort.

The apartment comes with a parking space, adding to its functionality and comfort.

This property represents an ideal choice for living, vacationing, or as an investment for tourist rentals, thanks to its excellent location in one of the most desirable parts of Istria.

For more information, please