

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12650
Location :	Umag
Building size :	64.30 m ²
Garden size :	0.00 m ²
Distance from center :	150 m
Distance from sea :	50 m
Floor :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2012

Price : 669.500 €

In the heart of Umag, in an exceptional location just 50 meters from the sea and 150 meters from the old town center, an attractive and functional apartment is for sale, offering the ideal combination of urban living and proximity to the coast.

The apartment, covering an area of 64.30 m², is located on the 2nd floor of a smaller residential building (2/3) and is ready for immediate occupancy. It consists of a spacious living room with cable television, a fully equipped kitchen, and a dining area that offers a beautiful view of the sea. The apartment has two bedrooms oriented towards a quiet internal atrium, ensuring additional privacy and tranquility, as well as a modern bathroom with a shower, a washing machine, and a dryer, along with air conditioning that provides a comfortable stay throughout the year.

Additional amenities include a balcony and a designated parking space.

The beach is just 300 meters away, and all essential services such as shops, restaurants, and cafes are in close proximity.

The location is well-connected by public transport – the bus stop is only 150 meters away, the main bus station is 700 meters away, and Pula Airport is 90 km away. Free parking is also available nearby.

This property represents an excellent opportunity for living,

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vacationing, or investing in tourist rentals in one of the most sought-after locations in Umag.

For more information, please