

## 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>	12931
<b>Location :</b>	Umag
<b>Building size :</b>	35 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	800 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2013

**Price :** 220.000 €

For sale is a cozy and functional one-bedroom apartment with an area of 35 m<sup>2</sup>, located on the ground floor of a residential building built in 2013, in the quiet neighborhood of Križine near Lovrečica. The property is situated in an attractive location, just 800 meters from the sea and well-maintained beaches, offering an ideal blend of privacy, tranquility, and proximity to all necessary amenities.

The apartment consists of a bedroom, a living room with a kitchen and dining area, and a bathroom. A special feature of the property is the spacious terrace of 20 m<sup>2</sup>, perfect for outdoor enjoyment throughout the year. The apartment also comes with a private parking space and a storage room, which further enhances its practicality and comfort.

Thanks to its excellent location and functional layout, the apartment is ideal for vacation, year-round living, or as an investment for tourist rental. The peaceful surroundings, proximity to the sea, and well-developed infrastructure make this property an excellent choice for anyone seeking a quality living space in Istria.

For more information and to schedule a viewing, please