

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 13310         |
| <b>Location :</b>             | Umag          |
| <b>Building size :</b>        | 72.07 m2      |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Distance from center :</b> | 500 m         |
| <b>Distance from sea :</b>    | 700 m         |
| <b>Floor :</b>                | 1             |
| <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>Garage :</b>               | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2025          |

**Price : 275.000 €**

In the city of Umag, within a modern residential project consisting of 122 apartments, an apartment on the first floor of the building is for sale. The total area of the apartment is 72.07 m<sup>2</sup>, with a terrace, storage room, and parking space.

Apartment labeled 1-05 is located on the first floor and consists of:

- Entrance hall
- 2 bathrooms
- 2 bedrooms
- Open living room with kitchen and dining area
- Balcony (8.43 m<sup>2</sup>).

The apartment also includes:

- Storage room (3.44 m<sup>2</sup>)
- Garage and outdoor parking space.

Technical specifications:

- Reinforced concrete construction
- Thermal insulation façade (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 includes:



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- 74 garage spaces, 82 outdoor parking spaces, and 25 covered parking spaces
- 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 kindergarten, school, shops, sports facilities, and the center

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

The completion of the works is planned for the end of 2025.

For more information, please feel free to contact us: