

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13327
Location :	Umag
Building size :	54.66 m2
Garden size :	0.00 m2
Distance from center :	500 m
Distance from sea :	700 m
Floor :	1
Number of floors :	4
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 207.000 €

In the city of Umag, within a modern residential project comprising 122 apartments, an apartment on the first floor of the building is for sale. The total area of the apartment is 54.66 m², and it includes a storage room and a parking space.

The apartment, designated as 1-24, is located on the first floor and consists of:

- Entrance hall
- Bathroom
- Bedroom
- Loggia (9.92 m²)

The apartment also comes with:

- Storage room (3.08 m²)
- Covered parking space.

Technical specifications:

- Reinforced concrete structure
- Thermal insulation façade (ETICS, 10 cm)
- High-quality PVC joinery with lift-and-slide doors
- Electric blinds in the rooms
- Multi-split air conditioning in all rooms
- Top-quality ceramics and parquet flooring
- Individual electricity and water meters
- Video intercom, internet, and TV connections

The building includes:

- 74 garage spaces, 82 outdoor, and 25 covered parking spaces
- A total of 105 storage rooms

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- Elevator and staircases from 4 main entrances
- Basement level with garages and communication areas
- Apartments from the 1st to the 3rd floor.

Location:

100-500 m from kindergartens, schools, shops, sports facilities,
and the center

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

Completion of the works is planned for the end of 2025.

For more information, please