

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13328
Location :	Umag
Building size :	54.95 m ²
Garden size :	0.00 m ²
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 : 208.000 €

In the city of Umag, as part of a modern residential project with 122 apartments, an apartment on the 1st floor of the building is for sale. The total area of the apartment is 54.95 m², and it comes with a storage room and a parking space.

The apartment labeled 1-25 is located on the 1st floor and consists of:

- An entrance hall
- A bathroom
- A bedroom
- A loggia (10.00 m²)

Included with the apartment is:

- A storage room (3.83 m²)
- A covered 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 connection

The building includes:

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

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- Elevators and stairwells from four main entrances
- Basement level with garages and communication
- 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, feel free to contact us: