

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	13427
Location :	Umag
Building size :	52 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 : 205.000 €

In the city of Umag, as part of a modern residential project with 122 apartments, an apartment on the first floor of the building is for sale. The total area of the apartment is 52.25 m², and it comes with a storage room and a parking space.

Apartment number 1-15 is located on the first floor and consists of:

- Entrance area
- Bathroom
- Bedroom
- Open living room with kitchen and dining area
- Balcony (8.68 m²)

The apartment also includes:

- Storage room (2.67 m²)
- Covered parking space

Technical specifications:

- Reinforced concrete construction
- Thermal insulation façade (ETICS, 10 cm)
- High-quality PVC joinery, lift-and-slide doors
- Electric shutters 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



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- A total of 105 storage rooms
- Elevator and staircases from 4 main entrances
- Basement level with garages and communication access
- Apartments from the 1st to the 3rd floor

Location:

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

700 m to the sea, promenade, and city beach

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

For more information, please feel free to contact us: