ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	13454
Location :	Umag
Building size :	86.60 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Floor :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 389.700 €

We present to you a new residential project in Umag – a modernly designed complex located just 200 meters from the sea and in close proximity to the city center. This new development offers 95 apartments spread over four floors, ranging from one-bedroom to three-bedroom units, ideal for family living, vacation, or investment.

The building is being constructed using high-quality materials that guarantee durability, comfort, and high energy efficiency (energy class A+). All apartments feature their own terraces with views of the sea or the interior, and the design and layout of the spaces have been carefully planned to provide maximum functionality.
In addition to its attractive location, the project offers a range of modern technical solutions:
- Underfloor heating via a heat pump
- Cooling with fan-coils
- Aluminum joinery with triple-glazed windows (excellent thermal and sound insulation)
- Quality sound and thermal insulation
- Wi-Fi throughout the building

Buyers have the option to purchase:
- An outdoor parking space – €20,000
- A garage parking space – €30,000

Apartment S5, with a total area of 86.60 m², is located on the 1st floor of the building and consists of:
- 2 bedrooms
- A bathroom
- A bright living room with an open-concept kitchen and dining

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

area
- A private terrace to enjoy the view.

The layout and execution ensure a modern, comfortable, and energy-efficient home – whether you are looking for a permanent address, a summer residence, or an investment opportunity.

The location allows for quick access to the beach, shops, restaurants, cafes, and all other amenities necessary for a quality life.

The price applies to buyers – legal entities in the VAT system. In the case of a purchase by a private individual, VAT is calculated additionally.