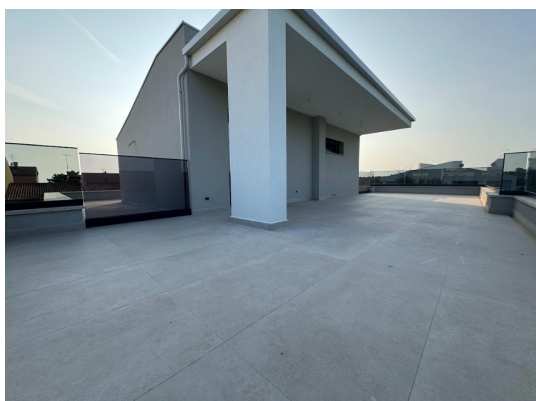


ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071



Code :	13657
Location :	Umag
Building size :	140 m2
Garden size :	0.00 m2
Floor :	n/a
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price : 406.850 €

For Sale - Luxurious Two-Story Apartment with Sea View and Spacious Terrace in Zambratija

A modernly furnished apartment S4 is for sale in a quiet, green area of Zambratija, just 300 meters from the sea and beach. The apartment spans two levels and combines contemporary design with top-notch functionality and comfort.

Area

Net area: 101 m²

Gross area: 140 m²

Terrace: 55 m² (15.5 m² covered, designed for a summer kitchen)

Room Layout

2 bedrooms

1 office

2 bathrooms

Spacious living room with access to the terrace

Parking Spaces

2 private parking spaces

Preparation for electric vehicle charger (type 2, 11 kW)

Technical Equipment and Comfort

Multi-split air conditioning units in the living room, bedrooms, and office

Underfloor heating in all rooms via Mitsubishi heat pump

Preparation for a jacuzzi for 5 people (three-phase electricity, water supply and drainage)

Three-phase electricity (17.25 kW)

Preparation for solar panels on the roof (up to 7 kW capacity)

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PVC and aluminum joinery with electric aluminum shutters and insect screens

Glass railings and large glass walls that allow plenty of natural light

Additional Advantages

Sea view from the entrance and terrace

The apartment is located on the edge of the construction zone in a quiet neighborhood

Modern architectural style, high-quality construction and materials

The apartment is ready for immediate occupancy

For more information and to schedule a viewing, please