

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14590
Location :	Umag
Building size :	74.50 m ²
Garden size :	0.00 m ²
Floor :	1
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 372.500 €

UMAG! Lovrečica – new construction in an excellent location.

A modern apartment is for sale in a high-quality new building located in the peaceful and exclusive neighborhood of Lovrečica, near Umag. The property is situated in an attractive location that offers privacy, greenery, and a pleasant ambiance, while also being close to the sea and all essential amenities.

The apartment is approximately 1.5 km from the center of Umag and just a few hundred meters from the coastline, making it ideal for everyday living, vacationing, or tourist rentals.

It is located on the first floor of a modern building with contemporary design. The complex consists of a total of 12 apartments and includes an underground garage with designated parking spaces. An additional value to this property is the heated swimming pool measuring 6 x 12 m, located in front of the building, which provides a unique relaxation experience.

The total area of the apartment is 74.50 m², and the functional layout allows for a comfortable and practical everyday life.

The apartment consists of:

- Entrance hallway (4.00 m²)
- Spacious living room with kitchen and dining area (22.85 m²)
- Two bedrooms (13.20 m² and 8.75 m²)
- Bathroom (6.40 m²)
- Covered terrace (19.30 m²)

Large glass surfaces allow for plenty of natural light during the day, making the space feel even more spacious and inviting.

Stan S4B - P = 74,50 m ²	
1 - ULAZNI PREDPROSTOR	P = 4,00 m ² keramičke pločice
2 - DNEVNI BORAVAK	P = 22,85 m ² gotovi troslojni parket
3 - NATKRIVENA TERASA	P = 19,30 m ² gotovi troslojni parket
4 - SPAVAĆA SOBA	P = 13,20 m ² gotovi troslojni parket
5 - SPAVAĆA SOBA	P = 8,75 m ² gotovi troslojni parket
6 - KUPAONICA	P = 6,40 m ² keramičke pločice



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The apartment is built to modern standards, using high-quality materials and finishes. It is equipped with underfloor heating via a heat pump, ensuring energy efficiency and a comfortable temperature throughout the year. Each room has air conditioning for maximum comfort in all seasons.

The apartment comes with a parking space and a storage room, which further enhances its functionality and comfort.

This property represents an ideal choice for living, vacationing, or as an investment for tourist rentals, thanks to its exceptional location in one of the most desirable parts of Istria.

For more information, please