ISTRIA ADRIA
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Code :	14640
Location :	Umag
Building size :	82.60 m2
Garden size :	0.00 m2
Distance from center :	1500 m
Distance from sea :	750 m
Floor :	2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 413.000 €

UMAG! Lovrečica – New Construction in an Excellent Location. S6B

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 second 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 82.6 m², and the functional layout allows for a comfortable and practical daily life.

The apartment consists of:

- Entrance hallway (4.00 m²)
- Living room (32.75 m²)
- Covered terrace (8.50 m²)
- Bedroom (8.60 m²)

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- Bedroom (12.30 m²)
- Bedroom (9.95 m²)
- Bathroom (6.40 m²)

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

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, further enhancing 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 areas of Istria.