ISTRIA ADRIA
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Code :	15078
Location :	Umag
Building size :	58.80 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Floor :	Ground floor
Number of floors :	4
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 264.600 €

Introducing 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 across four floors, ranging from one-bedroom to three-bedroom units, ideal for family living, vacations, or investment.

The building is constructed using high-quality materials that ensure durability, comfort, and high energy efficiency (energy class A+). All apartments have 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)
- High-quality acoustic and thermal insulation
- Wi-Fi throughout the property

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

Apartment S27, with a total area of 58.80 m², is located on the ground floor of the building and consists of:
- A bedroom

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- A bathroom
- A bright living room with an open-concept kitchen and dining area
- A private terrace to enjoy the view.

The layout and construction 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 who are legal entities within the VAT system. In the case of a purchase by a private individual, VAT will be charged additionally.