ISTRIA ADRIA
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Code :	15122
Location :	Umag
Building size :	67.10 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Floor :	Ground floor
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 301.950 €

We present to you a new residential project in Umag – a modern 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, vacations, or investment.

The building is constructed using high-quality materials that guarantee longevity, comfort, and high energy efficiency (energy class A+). All apartments have their own terraces with sea or interior views, and the design and layout of the spaces have been carefully planned to provide maximum functionality.
In addition to its attractive location, the project also offers a range of modern technical solutions:
- Underfloor heating via a heat pump
- Cooling through fan-coils
- Aluminum joinery with triple-glazed windows (excellent thermal and sound insulation)
- High-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 S24, with a total area of 67.10 m², is located on the ground floor of the building and consists of:
- 2 bedrooms
- A bathroom

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- A bright living room with an open-concept kitchen and dining area
- A private terrace for enjoying 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 quality living.

The price applies to buyers – legal entities within the VAT system. In case of purchase by a private individual, VAT will be charged additionally.