ISTRIA ADRIA
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Code :	15242
Location :	Umag
Building size :	49.40 m2
Garden size :	0.00 m2
Distance from center :	800 m
Distance from sea :	200 m
Floor :	2
Number of floors :	4
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Garage :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 182.700 €

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 over four floors, ranging from one-bedroom to three-bedroom units, ideal for family living, vacation, or investment.

The building is being constructed using high-quality materials that guarantee durability, comfort, and high energy efficiency (energy class A+).

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)
- 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

The apartment, with a total area of 49.4 m², is located on the 2nd floor of the building and consists of:

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- A bedroom
- A bathroom
- A bright living room with an open-concept kitchen and dining area
- A terrace for enjoyment.

The layout ensures 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.

Note: The price applies to buyers who are legal entities in the VAT system. In the case of a purchase by an individual, VAT will be calculated additionally.