**ISTRIA ADRIA**
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|---|---|
| **Code :** | 15749 |
| **Location :** | Umag |
| **Building size :** | 110 m2 |
| **Garden size :** | 0.00 m2 |
| **Floor :** | Ground floor |
| **Number of floors :** | 1 |
| **Number of bedrooms :** | 3 |
| **Number of rooms :** | 3 |
| **Seaview :** | Yes |
| **Parking :** | Yes |
| **Energy efficiency :** | A+ |
| **Year of construction :** | 2027 |

Price : 405.000 €

In an attractive and peaceful location not far from Umag, the construction of a modern residential building is planned, consisting of a total of four completely separate residential units. Each unit is designed as an independent entity with its own entrance, approximately 105 m² of net living space, a spacious terrace, and a corresponding garden area, ensuring a high degree of privacy.

The apartment is functionally organized over two levels. The ground floor features a spacious living room with a kitchen and dining area, a bathroom, and a practical storage room. On the upper floor, there are three bedrooms and another bathroom, clearly separating the living area from the private, nighttime section.

This apartment represents a blend of contemporary architecture, quality construction, energy efficiency, and comfort, along with an attractive sea view. The building's character is enhanced by natural stone details on the façade and terraces, while underfloor heating and air conditioning are provided for a pleasant stay throughout the year.

Special attention has been paid to the quality of the materials used and energy efficiency. EKOTHERM underfloor heating with carbon film at 36 V is planned, and each room will have its own air conditioning unit for individual temperature control. The building will be constructed from Porotherm blocks, with 15 cm of thermal insulation on the façade and triple-glazed windows that ensure excellent thermal and sound insulation. Electric external shutters are also planned, and the building will be prepared for a solar power system, an electric vehicle charging station, and a water purifier.

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The private terrace is additionally designed for enjoyment and outdoor living. A jacuzzi is included in the price, and preparations for an outdoor kitchen are planned, making the terrace an ideal space for relaxation and socializing.

The apartment is located on a fenced plot, ensuring additional privacy. Modern architecture, quality execution, natural materials, a sea view, and a rich standard of equipment make this property an excellent choice for year-round living, vacationing, or investment in tourist rentals.

Construction start: early 2027
Planned completion: early 2028