

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	08826
<b>Location :</b>	Umag
<b>Building size :</b>	55 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	600 m
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 207.000 €

This one-bedroom apartment with a total area of 55.50 m<sup>2</sup> is located on the first floor of the building and features a functional layout with a modern design.

It consists of an entrance hall, bathroom, bedroom, and a bright open-plan living area with kitchen and dining room, opening onto a loggia of 9.44 m<sup>2</sup>, perfect for relaxing and outdoor enjoyment. The apartment also includes a storage room (2.71 m<sup>2</sup>), a garage parking space (G22 - 12.50 m<sup>2</sup>), and an outdoor parking space (V10 - 12.50 m<sup>2</sup>) - all included in the price.

The buyer is exempt from paying the 3% property transfer tax, and payment can be made in stages - 10% upon signing the preliminary contract, with the remaining amount due upon handover.

### Key Features:

Reinforced concrete structure

Interior walls with thermal and sound insulation

ETICS façade system with 10 cm insulation

High-quality PVC joinery with lift-and-slide doors

Electric shutters in bedrooms

Multi-split heating and cooling system (air conditioning in every room)

Discreetly positioned outdoor units (roof, garage, ground floor)

Individual meters for water and electricity

Video intercom, TV, internet, and telephone connections

Large-format ceramic tiles in hallways and bathrooms

High-quality parquet flooring in living and bedroom areas

The project is subject to VAT, meaning the buyer does not bear additional tax costs.

For more information or to schedule a viewing, please feel free to contact us.

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