

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	08950
<b>Location :</b>	Umag
<b>Building size :</b>	81 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	700 m
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Garage :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

Price : 287.000 €

This two-bedroom apartment with a total area of 81.27 m<sup>2</sup> is located on the second floor of the building and stands out for its spaciousness and modern layout.

It consists of an entrance hall, bathroom, two bedrooms, and a large open-plan living area with kitchen and dining room.

The living room opens onto a spacious loggia of 15.37 m<sup>2</sup>, ideal for relaxing and enjoying outdoor living.

The apartment also includes a storage room (3.27 m<sup>2</sup>), a garage parking space (G36 - 12.50 m<sup>2</sup>), and an outdoor parking space (V80 - 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.

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