

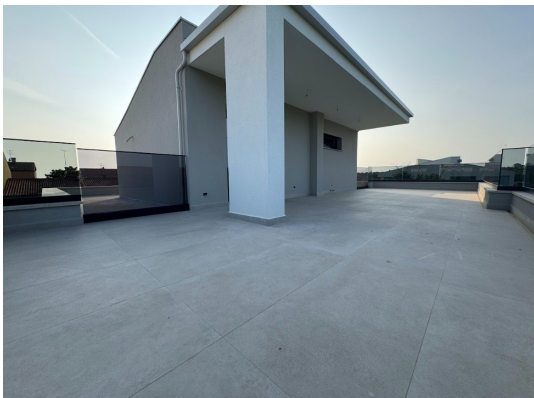
## ISTRIA ADRIA

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<b>Code :</b>	09950
<b>Location :</b>	Umag
<b>Building size :</b>	140 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	n/a
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

**Price :** 406.850 €

For Sale - Luxurious Two-Story Apartment with Sea View and Spacious Terrace in Zambratija

A modernly furnished apartment S4 is for sale in a quiet, green area of Zambratija, just 300 meters from the sea and beach. The apartment spans two levels and combines contemporary design with top-notch functionality and comfort.

### Area

Net area: 101 m<sup>2</sup>

Gross area: 140 m<sup>2</sup>

Terrace: 55 m<sup>2</sup> (15.5 m<sup>2</sup> covered, designed for a summer kitchen)

### Room Layout

2 bedrooms

1 office

2 bathrooms

Spacious living room with access to the terrace

### Parking Spaces

2 private parking spaces

Preparation for electric vehicle charger (type 2, 11 kW)

### Technical Equipment and Comfort

Multi-split air conditioning units in the living room, bedrooms, and office

Underfloor heating in all rooms via Mitsubishi heat pump

Preparation for a jacuzzi for 5 people (three-phase electricity, water supply and drainage)

Three-phase electricity (17.25 kW)

Preparation for solar panels on the roof (up to 7 kW capacity)

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PVC and aluminum joinery with electric aluminum shutters and insect screens

Glass railings and large glass walls that allow plenty of natural light

**Additional Advantages**

Sea view from the entrance and terrace

The apartment is located on the edge of the construction zone in a quiet neighborhood

Modern architectural style, high-quality construction and materials

The apartment is ready for immediate occupancy

For more information and to schedule a viewing, please