

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09996
Location :	Umag
Building size :	60 m ²
Garden size :	0.00 m ²
Distance from center :	1900 m
Distance from sea :	150 m
Floor :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2008

Price : 288.500 €

We offer a ready-to-move-in two-bedroom apartment just 150m from the sea and the most beautiful beaches in Umag.

The apartment is sold with a parking space and storage in the garage, which are owned.

The apartment consists of:

1. living room with kitchen and dining room - 27.14m²
2. bathroom - 5.00m²
3. bedroom - 12.52m²
4. bedroom - 7.93m²
5. loggia - 9.29m²

Total: 61.88m²

Total usable area: 59.56m²

The apartment is on the second floor, the bedrooms overlook the courtyard - park, while the living room, dining room and kitchen face the atrium. The apartment has air conditioning for cooling/heating.

The bathroom was renovated last year, instead of a bathtub, a shower cabin was installed, and there is a washing machine in the bathroom.

The apartment was only used in the summer, for a maximum of three weeks to a month, so the furniture, although not new, is very well preserved. This especially applies to the kitchen and appliances, which are in excellent condition. Generally, no investment is required, except for possible painting of the walls and interior decoration according to the aesthetic requirements of the buyer.

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The apartment is located in a closed-type building, the territory is fenced off by a fence towards the road and a green fence on three sides. The territory is entered by car through a large remote-controlled gate.

The territory around the building itself: parking lot, lawn - park and a house for barbecue and socializing, swings and other equipment for children, are the property of all tenants and they can freely use the green areas around the building. The building is taken care of by a manager, and the tenants themselves decide on investments and maintenance at a meeting held every year in August. The same company also maintains the green areas and takes care of the irrigation system, which also exists.

For more information and viewing, please