



<b>Code :</b>	00363
<b>Location :</b>	Umag
<b>Building size :</b>	49 m2
<b>Garden size :</b>	7.00 m2
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	800 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Attractive location :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Sewerage :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Parking :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Terrace :</b>	Yes
<b>Security door :</b>	Yes
<b>Internet :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Year of construction :</b>	2024
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A

**Price :** 190.000 €

Quality apartment with a garden in a new building in Umag

A quality apartment with a garden in a new building in Umag is for sale. The net usable area of

the apartment is 49,05 m2. The apartment is located on the ground floor and consists of a living room and kitchen, a bedroom, a terrace and a garden of 7 m2. It has a storage room of 2,83 m2 and one outdoor parking space.

The residential building is entirely designed from reinforced concrete monolithic construction, mezzanine slabs. The partition walls inside the apartments are made of double-thick plasterboard coverings with additional heat and sound insulation. The facade cladding is provided in the ETICS system with thermal insulation 10 cm thick. External facade openings are closed with high-quality multi-chamber PVC anthracite joinery of the latest generation. The blinds in the bedrooms will be electrically



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powered. All apartments are equipped with high-quality multisplit heating and cooling systems, whose working properties ensure maximum comfort and economy.

Each apartment is equipped with its own water and electricity meter. Preparation of sanitary water is done by means of a low consumption electric water heater. All apartments are provided with telephone, antenna, TV and Internet connection, and a video intercom installation is installed for each apartment. Parquet will be installed in the rooms and living room, while tiles will be installed in the hallways and hallways. The highest quality materials and built-in equipment will make every apartment extremely comfortable for living as well as for renting for tourist purposes. Completion of construction is planned for the end of 2024.

The apartment is located 800 m from the sea and the center of Umag.

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