LEONES REAL ESTATE
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Code :	00587
Location :	Umag
Building size :	98 m2
Distance from center :	3000 m
Distance from sea :	300 m
Floor :	2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	Yes
Outdoor jacuzzi :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Air conditioning :	Yes
Central heating :	Yes
Underfloor heating :	Yes
Roof terrace :	Yes
Security door :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2025
Condition :	New construction
Energy efficiency :	A

Old rice :	432.000 €
New price :	395.000 €

Two-story apartment with a large roof terrace in the vicinity of Umag, Zambratija

A quality two-story apartment with a large roof terrace is for sale in the vicinity of Umag, Zambratija. The apartment extends through the first and second floor of a building with 4 residential units. The net usable area of

the apartment is 98 m2 and consists of a hallway, living room with kitchen and dining room, 3 bedrooms, storage room, 2 bathrooms and a large roof terrace of 55 m2, 20 m2 of which is covered. A summer kitchen and a hydromassage pool for 5 people will be built on the roof terrace. From the terrace there is

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a view of the sea and nature.

The building is characterized by a large use of glass walls and a modern design. The insulation of the walls between the apartments is double-sided stone wool + porotherm brick 25 cm. The carpentry is PVC and partly aluminum with electric blinds, mosquito nets and three-layer glass.

The underfloor heating is based on a heat pump. The facade is made of Styrofoam with a thickness of 10 cm. It has 2 parking spaces.

The apartment is located in an extremely attractive location and is only 300 meters away from the sea and well-kept beaches.

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