



Code :	00711
Location :	Umag
Building size :	74 m2
Distance from center :	800 m
Distance from sea :	800 m
Floor :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Attractive location :	Yes
Arranged environment :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Garage :	Yes
Elevator :	Yes
Air conditioning :	Yes
Terrace :	Yes
Security door :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2025
Condition :	New construction
Energy efficiency :	A

Price : 283.000 €

Spacious apartment with two bedrooms and garage parking space in Umag

A spacious apartment with a garage parking space in Umag is for sale. The net usable area of the apartment is 74.29 m2. The apartment is located on the first floor of a residential building and consists of a living room and kitchen, 2 bedrooms, 2 bathrooms and a terrace. It has a storage room of 3.15 m2 and one garage parking space and one outdoor parking space.

The residential building is entirely designed from reinforced concrete monolithic construction, interfloor panels. The partition walls inside the apartments are made of double-thick plasterboard linings with additional thermal and sound insulation. The facade lining is in the ETICS system with 10 cm thick thermal insulation. The external facade openings are closed with high-quality multi-chamber PVC anthracite joinery of the latest generation. The bedrooms have electric roller shutters. All



LEONES REAL ESTATE

Ulica Olge Ban 9, 52470 Umag

e-mail: info@leones-realestate.hr

web: leones-realestate.hr

info: +385 99 284 2871

apartments are equipped with high-quality multi-split heating and cooling systems whose operating characteristics ensure maximum comfort and economy.

Each apartment is equipped with its own water and electricity meter. Sanitary water is prepared using a low-consumption electric boiler. All apartments have telephone, antenna, TV and internet connections, and each apartment has an intercom installation with a video intercom. The bedrooms and living room have parquet floors, while the hallways and hallways have tiles. The highest quality materials and built-in equipment make each apartment extremely comfortable to live in, but also to rent out for tourist purposes. The completion of construction is planned for July 2025.

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

www.leones-realestate.hr