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|--------------------------------|------------------|
| <b>Code :</b>                  | 00740            |
| <b>Location :</b>              | Umag             |
| <b>Building size :</b>         | 75 m2            |
| <b>Garden size :</b>           | 26.00 m2         |
| <b>Distance from center :</b>  | 800 m            |
| <b>Distance from sea :</b>     | 800 m            |
| <b>Floor :</b>                 | Ground floor     |
| <b>Number of floors :</b>      | 3                |
| <b>Number of bedrooms :</b>    | 2                |
| <b>Number of rooms :</b>       | 3                |
| <b>Number of bathrooms :</b>   | 2                |
| <b>Attractive location :</b>   | Yes              |
| <b>Arranged environment :</b>  | Yes              |
| <b>Sewerage :</b>              | Yes              |
| <b>Asphalted :</b>             | Yes              |
| <b>Parking :</b>               | Yes              |
| <b>Garage :</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>  | 2025             |
| <b>Condition :</b>             | New construction |
| <b>Energy efficiency :</b>     | A+               |

**Price :** 282.000 €

Two-bedroom apartment with garden in a modern new building in Umag

A two-bedroom apartment with a garden in a modern new building in Umag is for sale. The net usable area of the apartment is 75.23 m2. The apartment is located on the ground floor and consists of a large living room and kitchen, 2 bedrooms, 2 bathrooms, a terrace and a garden of 25.59 m2. It has a storage room of 3.08 m2 and two parking spaces - garage and outdoor.

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



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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. 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 is installed in the rooms and living room, while tiles are installed in the hallways and hallways.

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

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