LEONES REAL ESTATE
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Code :	00753
Location :	Umag
Building size :	98 m2
Distance from sea :	40 m
Floor :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Garage :	Yes
Elevator :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Terrace :	Yes
Security door :	Yes
Internet :	Yes
Aluminum carpentry :	Yes
Year of construction :	2025
Condition :	New construction
Energy efficiency :	A+

Price : 495.000 €

Top apartment in a TOP location in Umag

Top apartment for sale in a great location in Umag. The net usable area of

the apartment is 98.05 m2 and consists of a living room and kitchen, 2 bedrooms, 2 bathrooms, a utility room and a loggia. The apartment has a garage parking space and a storage room. The apartment is located on the first floor of a residential building with a total of 18 residential units.

The construction is concrete with Wienerberg Porotherm bricks 25 cm wide, while the facade is ventilated with stone wool, which guarantees excellent thermal and sound insulation. The heating is underfloor with aluminum strips, while the cooling is with

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Daikin air conditioners. The joinery is aluminum (Wicona) with triple-glazed glass. The tiles are 120x60 cm in size, while the bedrooms have first-class oak parquet. The sanitary facilities are Geberit with low-noise drainage pipes. The building has a large Schindler elevator.

The quality of the apartment and the micro location itself are a rarity on the market.
The apartment is just a few steps away from the sea and the beach as well as all amenities and the city center of Umag.

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