LEONES REAL ESTATE
Ulica Olge Ban 9, 52470 Umag
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Code :	00825
Location :	Umag
Building size :	109 m2
Garden size :	115.00 m2
Distance from center :	4000 m
Distance from sea :	600 m
Floor :	Ground floor
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
Air conditioning :	Yes
Underfloor heating :	Yes
Terrace :	Yes
Security door :	Yes
Internet :	Yes
Aluminum carpentry :	Yes
Year of construction :	2026
Condition :	New construction
Energy efficiency :	A

Price : 413.000 €

Modern apartment with garden 600 m from the sea near Umag

A modern apartment with a garden 600 m from the sea near Umag is for sale. The net usable area of

the apartment is 109 m2 and is located on the ground floor of a residential building with a total of 6 residential units. The apartment consists of a living room and kitchen, 2 bedrooms, 2 bathrooms, a terrace, a utility room and a garden of 115 m2.

The residential building was designed from 25 cm thick phoroterm bricks. The facade cladding is made with 8 cm thick thermal insulation (rock wool). The exterior joinery is made of high-quality multi-chamber aluminum in anthracite color. Each room has a multisplit heating and cooling system whose operating characteristics ensure maximum comfort and economy. The heating is underfloor electric.

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The apartment is 600 m from the sea and the beach and about 4 km from the center of Umag.

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