



<b>Code :</b>	00827
<b>Location :</b>	Umag
<b>Building size :</b>	80 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	600 m
<b>Floor :</b>	1
<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>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Terrace :</b>	Yes
<b>Security door :</b>	Yes
<b>Internet :</b>	Yes
<b>Aluminum carpentry :</b>	Yes
<b>Year of construction :</b>	2026
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A

**Price :** 393.000 €

Quality apartment 600 m from the sea near Umag

Quality apartment 600 m from the sea near Umag. The net usable area of

the apartment is 80.45 m2 and is located on the first 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 covered terrace and a storage room.

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.



**LEONES REAL ESTATE**  
**Ulica Olge Ban 9, 52470 Umag**  
**e-mail: [info@leones-realestate.hr](mailto:info@leones-realestate.hr)**  
**web: [leones-realestate.hr](http://leones-realestate.hr)**  
**info: +385 99 284 2871**

The apartment has one parking space and it is possible to purchase a second parking space.

Completion is scheduled for 07/2026.

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

[www.leones-realestate.hr](http://www.leones-realestate.hr)