



<b>Code :</b>	00219
<b>Location :</b>	Umag
<b>Building area :</b>	64.54 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	2000 m
<b>Orientation :</b>	South-East
<b>Floor :</b>	1
<b>Number of levels :</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>	1
<b>Storage room :</b>	3.3 m <sup>2</sup>
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **253.000 €**

For sale is a two-bedroom apartment in a new building, located on the first floor of a six-apartment building, in a quiet neighborhood just 2 km from the center of Umag and the sea.

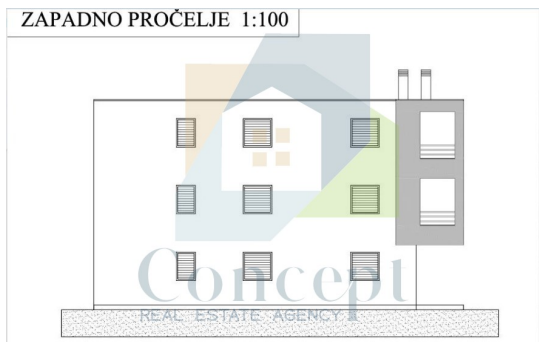
The apartment has an area of 64.54 m<sup>2</sup> and consists of an entrance hallway, a living room with an open-concept kitchen and dining area, two bedrooms, and a bathroom. From the living room, there is access to a covered terrace of 7 m<sup>2</sup> overlooking the surrounding landscape.

The apartment comes with a storage room of 3.30 m<sup>2</sup>, located immediately next to the apartment on the same floor, as well as one parking space.

The apartment is equipped with air conditioning in all rooms, and the living area and bathroom feature electric underfloor heating. The building is constructed from quality materials and is connected to complete municipal infrastructure, including city



ZAPADNO PROČELJE 1:100





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sewer, water supply, and electricity. PVC windows with shutters and insect screens further enhance comfort.

The apartment is sold on a "turnkey" basis, fully finished and ready for occupancy, without furniture.

The location offers proximity to all necessary amenities, including shops, bakeries, restaurants, and sports and recreational facilities.

The price includes VAT, and the buyer is exempt from paying the 3% property transfer tax.

For more information and to arrange a viewing, please feel free to contact us.