



<b>Code :</b>	00221
<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-West
<b>Floor :</b>	2
<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** **270.000 €**

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

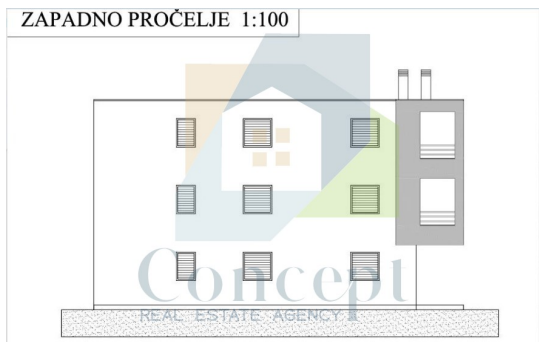
The apartment has an area of 64.54 m<sup>2</sup> and consists of an entrance hallway, a living room with an open-concept kitchen and dining area, two bedrooms, and a bathroom. From the living room, there is access to a covered terrace of 7 m<sup>2</sup> with a view of the surrounding landscape and the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

The apartment comes with a storage room of 3.30 m<sup>2</sup>, located right 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 have underfloor heating installed. The building is constructed with quality materials and is connected to complete utility infrastructure, including city



ZAPADNO PROČELJE 1:100





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sewage, water supply, and electricity. PVC windows with shutters and mosquito nets, as well as a chimney, further enhance comfort.

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

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

The price includes VAT, and the buyer is not obligated to pay property transfer tax.

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