



<b>Code :</b>	00222
<b>Location :</b>	Umag
<b>Building area :</b>	64.77 m <sup>2</sup>
<b>Private garden :</b>	157 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	2000 m
<b>Orientation :</b>	West
<b>Floor :</b>	Ground floor
<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>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	Under construction
<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** **343.000 €**

In the vicinity of Umag, just 2 km from the center and the sea, we are selling an apartment on the ground floor of a building that is currently under construction.

The building consists of six residential units, and the apartment has a net area of 64.77 m<sup>2</sup>, along with a terrace of 28.46 m<sup>2</sup>, a garden of 157 m<sup>2</sup>, and a storage room of 9.25 m<sup>2</sup>. The layout of the apartment includes a bright living room with a kitchen, two comfortable bedrooms, a bathroom, and a separate guest toilet.

The price includes a parking space, and there is an option to purchase an additional one.

The building is constructed to high standards, with external walls made of 25 cm thick Porotherm bricks and a façade covered with 10 cm thick thermal insulation made of Styrofoam. The external joinery will be of high-quality PVC in anthracite color, equipped with electric shutters. For optimal comfort in all rooms, a



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multi-split system for heating and cooling will be installed, and underfloor heating can be added for an extra fee.

The location of the apartment provides a peaceful environment with easy access to amenities, as the center of Umag and the beaches are only a few minutes' drive away. The planned completion date for the construction is autumn 2025.

The price includes VAT, meaning the buyer does not pay property transfer tax.

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