



<b>Code :</b>	00225
<b>Location :</b>	Umag
<b>Building area :</b>	64.77 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>	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>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

<b>Price</b>	<b>254.000 €</b>
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In the vicinity of Umag, just 2 km from the center and the sea, we are selling an apartment on the second 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 21.60 m<sup>2</sup> and a storage room of 7.48 m<sup>2</sup>. The price includes a parking space, with the option to purchase an additional one.

The layout of the apartment includes a bright living room with a kitchen, two comfortable bedrooms, a bathroom, a separate toilet, and a terrace that provides additional space for relaxation.

The building is constructed to high standards, with external walls made of 25 cm thick Porotherm bricks and a facade covered with 10 cm thick styrofoam insulation. The external joinery will be made of high-quality PVC in anthracite color, equipped with electric roller blinds. For optimal comfort in all rooms, a multisplit system for heating and cooling will be installed, while underfloor heating can be added for an additional cost.



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The location of the apartment offers a peaceful environment with easily accessible amenities, as the center of Umag and the beaches are only a few minutes' drive away. The planned completion date is autumn 2025.

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

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