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|-------------------------------|-------------------|
| <b>Code :</b>                 | 00186             |
| <b>Location :</b>             | Umag              |
| <b>Building size :</b>        | 84 m2             |
| <b>Distance from center :</b> | 2000 m            |
| <b>Distance from sea :</b>    | 2000 m            |
| <b>Floor :</b>                | 1                 |
| <b>Number of levels :</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>Parking :</b>              | Yes               |
| <b>Air conditioning :</b>     | Yes               |
| <b>Elevator :</b>             | Yes               |
| <b>Loggia :</b>               | Yes               |
| <b>Underfloor heating :</b>   | Yes               |
| <b>Security door :</b>        | Yes               |
| <b>Year of construction :</b> | 2026              |
| <b>Energy class :</b>         | under development |

**Price :** 359.248 €

A modern and functional apartment is for sale on the first floor of a newly built residential building consisting of only six residential units, located in a peaceful suburb of Umag. The small number of apartments in the building ensures additional privacy and tranquility, making this property an excellent choice for family living or as an investment for tourist rental.

The apartment has a total calculated area of 84.06 m<sup>2</sup> and consists of an entrance hall, a spacious living room with kitchen and dining area, two bedrooms, a bathroom, a separate toilet, and a loggia that provides additional space for relaxation.

The property features a functional room layout and a pleasant amount of natural light throughout the day.

The building is constructed according to high modern construction standards, with a reinforced concrete structure, triple-layer aluminum joinery, and top-quality thermal and sound insulation. The apartment is equipped with underfloor heating via a heat pump and air conditioning units that ensure a comfortable temperature all year round. High-quality ceramic and parquet flooring, security doors, and additional features such as an elevator, video surveillance, and intercom system are included.

The apartment also comes with a parking space prepared for



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electric vehicle charging.

The project is currently under construction, and the apartment is being sold on a turnkey basis.