



Code :	00019
Location :	Umag
Building size :	142 m ²
Distance from sea :	300 m
Floor :	1
Number of levels :	2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Terrace :	Yes
Loggia :	Yes
Jacuzzi :	Yes
Rooftop terrace :	Yes
Furnished :	Yes
Security door :	Yes
Year of construction :	2026
Energy class :	under development

Price : 465.000 €

For sale is a spacious and modern duplex apartment with a net area of 142 m², located in a quiet and green area near Umag, only about 300 meters from the sea and beach. This property perfectly combines comfort, quality construction, and an attractive location, making it ideal for both family living and as a secure investment for holiday use or rental.

The apartment features a functional layout with two bedrooms, one office room, and two bathrooms, offering plenty of space for comfortable living or working from home. A special highlight is the spacious 55 m² terrace with a glass railing and open sea view, of which 20 m² is covered and intended for a summer kitchen – a perfect place to relax and enjoy.

The property is sold fully furnished and equipped, allowing immediate move-in or rental. It includes a hydromassage pool for 5 people, three parking spaces with EV charging preparation (Type 2, 11 kW), a multisplit air conditioning system in all main rooms, underfloor heating with thermostats, and three-phase electricity (17.25 kW).

Construction quality includes Porotherm 25 brick and 10 cm EPS insulation, with additional sound insulation between units using double-layer stone wool (5 cm + 5 cm). The joinery is aluminum in living areas and PVC (Rehau) elsewhere, with triple glazing,



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mosquito nets, and electric shutters. Interior color is white, exterior anthracite.

The apartment is prepared for solar panels and a water softening system. Parking will be asphalted, and the unit has its own meter. The building has a usage permit, the apartment is legally divided (condominium ownership), and ownership is clean and clear. Modern architecture with large glass surfaces enhances the feeling of space and connection with nature. A perfect blend of privacy and proximity to the sea.