



<b>Code :</b>	00174
<b>Location :</b>	Umag
<b>Building area :</b>	100.91 m <sup>2</sup>
<b>Distance from the center :</b>	100 m
<b>Distance from the sea :</b>	300 m
<b>Orientation :</b>	West
<b>Floor :</b>	1
<b>Number of levels :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Storage room :</b>	Yes
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Terrace :</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>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 550.000 €

For sale is a two-story apartment with a rooftop terrace in an excellent location, just 300 meters from the sea, in a quiet area near Umag. The apartment has a total area of 100.91 m<sup>2</sup> and is situated in a newer building with a modern design, offering a functional layout distributed over two levels, along with an additional rooftop terrace.

On the lower level, there are two bedrooms, a bathroom, a storage room, and an open-plan living area that includes a kitchen, dining area, and living room. Large glass surfaces provide plenty of natural light and connect the interior with the outdoor space.

An internal staircase leads to the upper level, where there is another room suitable for various purposes, such as an office or



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an additional bedroom. This floor also features another bathroom, and the room opens onto the rooftop terrace.

The rooftop terrace, measuring approximately 55 m<sup>2</sup>, of which about 20 m<sup>2</sup> is covered, offers space for an outdoor summer kitchen and dining area. From the terrace, there are views of nature and the sea, and there is provision for the installation of solar panels.

The apartment will be equipped with multi-split air conditioning units in all main rooms and underfloor heating with separate thermostats for each room. It includes three parking spaces with prepared installations for electric vehicle charging.

The sea, beach, and basic amenities such as shops and restaurants are within walking distance.

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