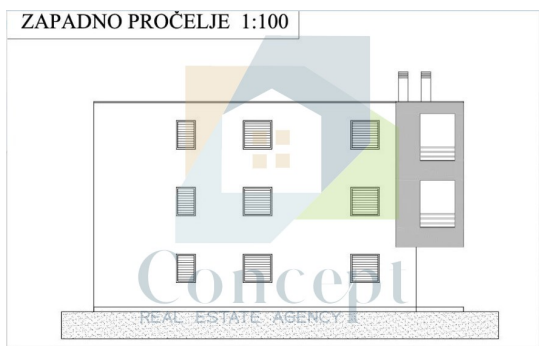




Code :	00218
Location :	Umag
Building area :	66.84 m ²
Distance from the center :	2000 m
Distance from the sea :	2000 m
Orientation :	South-East
Floor :	2
Number of levels :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Storage room :	3.3 m ²
Number of parking spaces :	1
Balcony :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 260.000 €

For sale is a two-bedroom apartment in a new building, located on the second floor of a building with six apartments, in a quiet neighborhood just 2 km from the center of Umag and the sea.

The apartment has an area of 66.84 m² and consists of an entrance hallway, a living room with an open-concept kitchen and dining area, two bedrooms, and a bathroom. From the living room, there is access to a covered terrace of 6 m² with a view of the surrounding landscape.

Included with the apartment is a storage room measuring 3.30 m², located right next to the apartment on the same floor, as well as one parking space.

The apartment is equipped with air conditioning in all rooms, while the living area and bathroom feature installed electric underfloor heating. The building is constructed from quality materials and is connected to the complete communal infrastructure, including city sewage, water supply, and



CONCEPT REAL ESTATE
Lošinjaska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

electricity. PVC windows with shutters and mosquito nets, as well as a chimney, further enhance comfort.

The apartment is sold on a "turnkey" basis, fully completed and ready for immediate occupancy, without furniture.

The location offers proximity to all necessary amenities, including shops, bakeries, dining establishments, and sports and recreational facilities.

The price includes VAT, and the buyer is not obligated to pay property transfer tax.

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