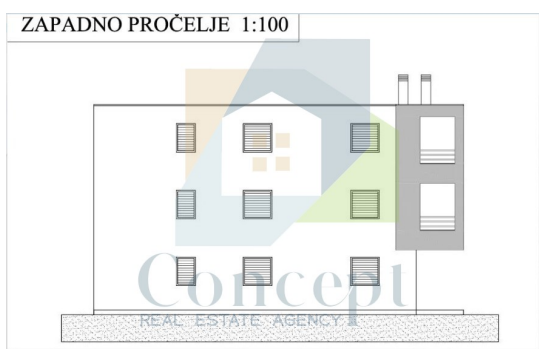




Code :	00220
Location :	Umag
Building area :	64.01 m ²
Private garden :	97 m ²
Distance from the center :	2000 m
Distance from the sea :	2000 m
Orientation :	South-East
Floor :	Ground floor
Number of levels :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of parking spaces :	1
Terrace :	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 **287.000 €**

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

The apartment has an area of 64.01 m² and consists of an entrance hallway, a living room with an open-concept kitchen and dining area, two bedrooms, and a bathroom. The living room leads out to a covered terrace of 9.74 m² connected to a private garden of 97 m².

The apartment also includes one parking space in front of the building.

It is equipped with air conditioning in all rooms, while the living area and bathroom feature underfloor electric heating. The building is constructed with high-quality materials and is connected to complete municipal infrastructure, including city sewage, water supply, and electricity. PVC windows with blinds and insect screens, as well as a chimney, further enhance



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

comfort.

The apartment is sold on a "turnkey" basis, fully completed and ready for occupancy, but unfurnished.

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 obliged to pay real estate transfer tax.

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