



Code :	00221
Location :	Umag
Building area :	64.54 m ²
Distance from the center :	2000 m
Distance from the sea :	2000 m
Orientation :	South-West
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
Sea view :	Yes
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

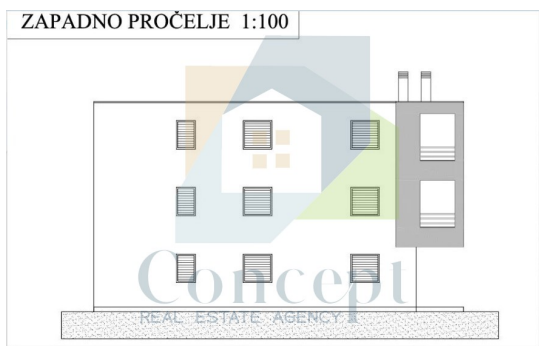
Price **270.000 €**

For sale is a two-bedroom apartment in a new building, located on the second 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 64.54 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 7 m² with a view of the surrounding landscape and the sea.

The apartment comes with a storage room of 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, and the living area and bathroom have underfloor heating installed. The building is constructed with quality materials and is connected to complete utility infrastructure, including city





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

The apartment is being sold on a "turnkey" basis, fully finished and ready for 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.