



<b>Code :</b>	00254
<b>Location :</b>	Umag
<b>Building area :</b>	92 m2
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	2000 m
<b>Orientation :</b>	South
<b>Floor :</b>	1
<b>Number of levels :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Number of parking spaces :</b>	1
<b>Loggia :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	Under construction
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **408.000 €**

We are selling an apartment with an area of 92 m<sup>2</sup> on the first floor of a residential building with a total of six units, located in a quiet residential area, 2 km from the center of Umag.

The apartment consists of two bedrooms, a bathroom, a separate toilet, a living room, and an open-plan kitchen and dining area. The living space leads out to a loggia, suitable for relaxation and outdoor living.

The building is newly constructed, with an emphasis on quality workmanship and comfort. It features aluminum joinery with low-emission glass, electric blinds controlled by remote or switches, parking spaces equipped with electric vehicle charging points, and the building is also equipped with video surveillance. There is an elevator in the building.

Heating is provided by a heat pump and underfloor heating.



**CONCEPT REAL ESTATE**  
**Lošinjska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

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