



Ref: 0102

## Center

Umag

# 495.000 EUR

 2

 2

 98,05 m<sup>2</sup>

 2015

### DESCRIPTION

Apartment - S2

For sale is a spacious 2.5-room apartment (2 bedrooms + living room with dining area) with an area of 98.05 m<sup>2</sup>, located on the first floor in an attractive part of Umag. This property was built in 2015 and offers modern living in a quiet location, with a beautiful view and immediate proximity to the sea.

The apartment consists of two bedrooms, making it ideal for families or couples seeking spaciousness and functionality. West orientation allows plenty of natural light during the afternoon hours, creating a pleasant atmosphere in the space.

Heating is provided by electricity, underfloor heating, and air conditioning, ensuring a comfortable temperature throughout the year.

Electric underfloor heating at 12 V for the 1st and 2nd floors, multi-split air conditioning system, large format ceramic tiles and parquet flooring, aluminum joinery Wicslide 160 with triple glazing UV protection and gas filling

A special value of this property is its location in the old town part of Umag, in a quiet environment and close to the sea, which allows quick access to promenades and all the amenities offered by the coastal town.

This apartment represents an excellent opportunity for those seeking a comfortable home in an attractive and sought-after location. For additional information or to arrange a viewing, feel free to contact us.

For more information:

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### LOCATION

- Orientation: West

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 2
- Floor: 1
- Number of bathrooms: 2

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## BUILDING & CONDITION

- Year built: 2015

## HEATING

- Primary heating: Underfloor heating
- Energy source: Electricity
- Underfloor heating
- Air conditioning

## UTILITIES & CONNECTIONS

- Sewerage

## DOCUMENTATION

- Energy rating: A+