



Ref: 0027

## Charming apartment in the center of Umag!

Umag

### 249.000 EUR

🛏️ 1

🚿 1

🏠 42,45 m<sup>2</sup>

☀️ 50 m

🚗 1

📅 2024

### DESCRIPTION

Charming apartment in center of Umag! Perfectly positioned, this compact and comfortable apartment is the ideal space for those looking for the perfect blend of functionality and style.

Located in the heart of the town, 50 m from the sea, 50 m from the beach and just a few meters from numerous restaurants, cafes and shops.

The apartment with a total area of 42.45 m<sup>2</sup> consists of a living room with and kitchen, a bedroom, a bathroom and a terrace.

The price of the apartment includes:

1. Electric floor heating - 12V
2. Air conditioners with multi split system - 2 in total
3. Ceramics and large format parquet on the floors.
4. Aluminum carpentry Wicona Wiclide 160 three-layer glass with UV protection and gas

Possibility of buying a garage space.

Deadline for completion is October 2024.

For more information:

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### LOCATION

- Distance to the sea: 50 m
- Distance to town centre: 30 m
- Distance to the beach: 50 m

### ROOMS & FLOOR LEVEL

- Number of rooms: 2
- Number of bedrooms: 1
- Number of bathrooms: 1
- Floor: 1
- Number of floors: 3
- Lift
- Balcony
- Parking: 1

### BUILDING & CONDITION

- Year built: 2024
- Property condition: Newly built
- Construction stage: Completed



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## HEATING

- Primary heating: Underfloor heating
- Underfloor heating
- Air conditioning

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## DOCUMENTATION

- Building permit
- Energy rating: A+