



Ref: 0150

## Commercial property Umag

Umag

### 315.000 EUR

 63 m<sup>2</sup>

 2024

#### DESCRIPTION

Commercial space, 63 m2, Umag

We present to you a commercial space located on the ground floor of a new building from 2024, in the dynamic city of Umag. This office space offers a perfect opportunity for business in an urban and attractive environment near the sea.

The space spans a total of 63 square meters, designed to provide functionality and comfort. With a westward orientation, the space is filled with natural light, making it ideal for work. Electric heating ensures a pleasant working atmosphere throughout the year.

Location is one of the key advantages of this property. Located in Umag, the commercial space is in close proximity to coastal amenities and main traffic routes, allowing for easy access and connectivity with other businesses. An additional benefit is the secured parking space, which is a significant advantage in an urban setting.

This property represents an excellent opportunity for investment or the development of your own business. We invite you to explore this office space and take advantage of its potential to enhance your business.

For more information:

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#### LOCATION

- Orientation: West

#### BUILDING & CONDITION

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

#### HEATING

- Primary heating: Electric heating
- Energy source: Electricity

#### UTILITIES & CONNECTIONS

- Sewerage

#### DOCUMENTATION

- Building permit
- Energy rating: A+