



Ref: 0104

## UMAG

Umag

**525.000 EUR**

🛏 2

🚿 2

🏠 90,62 m<sup>2</sup>

📅 2025

### DESCRIPTION

Apartment - S3

For sale is a spacious 2.5-room apartment (2BR+DB) with a total area of 90.62 m<sup>2</sup>, located in an attractive part of Umag. The apartment is situated in a building constructed in 2025, ensuring modern construction and high-quality standards.

This property stands out with its modern design and functionality, and its west-facing orientation provides plenty of natural light throughout the day. The apartment features two comfortable bedrooms and a spacious living room, offering ample space for comfortable living. The apartment's value is enhanced by its quiet location and beautiful view, while the sea is located nearby, further contributing to the quality of life.

Electric underfloor heating ensures a comfortable temperature throughout the year, and an additional advantage is the elevator, which facilitates everyday access to the apartment. Electric underfloor heating on V12 for the 1st and 2nd floors, multi-split air conditioning system, aluminum joinery Wicona Wiclide 160 triple glazing with UV protection and gas.

Umag is known for its excellent infrastructure, proximity to the sea, and numerous amenities easily accessible from this part of town. A very sunny position and peaceful surroundings make this property an exceptional opportunity for family living or investment.

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

For more information:

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### LOCATION

- Orientation: West

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 2
- Number of bathrooms: 2
- Lift

## BUILDING & CONDITION

- Year built: 2025
- Construction stage: Completed
- Property condition: Newly built

## HEATING

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

## UTILITIES & CONNECTIONS

- Sewerage

## DOCUMENTATION

- Energy rating: A+