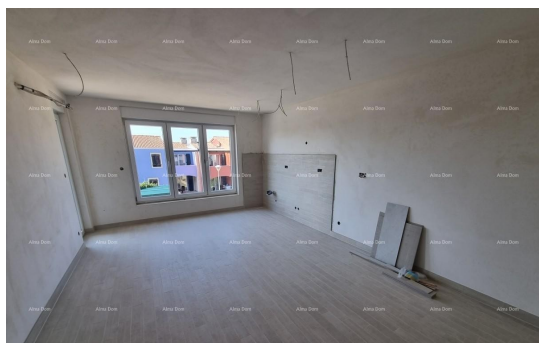
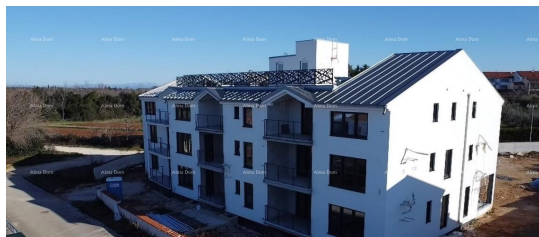




|                                  |          |
|----------------------------------|----------|
| <b>Code :</b>                    | 17269    |
| <b>Location :</b>                | Umag     |
| <b>Building size :</b>           | 67.50 m2 |
| <b>Lot size :</b>                | 0 m2     |
| <b>Distance from center :</b>    | 4000 m   |
| <b>Distance from sea :</b>       | 400 m    |
| <b>Seaview :</b>                 | No       |
| <b>Floor :</b>                   | 1        |
| <b>Number of floors :</b>        | 3        |
| <b>Number of rooms :</b>         | 2        |
| <b>Number of bathrooms :</b>     | 1        |
| <b>Year of construction :</b>    | 2023     |
| <b>Energy efficiency :</b>       | A+       |
| <b>Parking :</b>                 | Yes      |
| <b>Air conditioning system :</b> | Yes      |
| <b>Basement :</b>                | Yes      |

**Price : 270.000 €**

New in the offer!

The newly built residential building is located in an excellent location, only 400 m from the sea.

Apartment S8, total area 67.50, is located on the 1st floor of a 3-story building and consists of: entrance hall, living room with kitchen and dining room, 2 bedrooms, bathroom, storage room and nice terrace.

Heating/cooling in all rooms is solved by air conditioning. The building consists of 15 apartments and is built with high-quality Porotherm bricks. The facade is energy-efficient with thermal insulation 10 cm thick. The building has an elevator.

The apartments are equipped with high-quality PVC joinery, air conditioners, sanitary equipment, first-class tiles that the buyer can choose according to his wishes. At the customer's request, it is possible to install underfloor heating.

The apartment has one parking space and one storage room.

All facilities necessary for life are located immediately near the apartment.

The buyer is exempt from paying real estate sales tax of 3%.

For further information, please contact:



**ALMA DOM INVEST**

**Istarska ulica 8, 52100 Pula**

**mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)**

**web: [www.almadominvest.com](http://www.almadominvest.com)**

**info: +44 7375 637471 | +385 98 420 885**

Azra

+385 91 611 5706

+385 98 420 885

[azra@almadominvest.com](mailto:azra@almadominvest.com)