



## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	23049
<b>Location :</b>	Umag
<b>Building size :</b>	72.07 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	700 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 275.000 €

In the city of Umag, within a modern residential project consisting of 122 apartments, an apartment on the first floor of the building is for sale. The total area of the apartment is 72.07 m<sup>2</sup>, with a terrace, storage room, and parking space.

Apartment labeled 1-05 is located on the first floor and consists of:

- Entrance hall
- 2 bathrooms
- 2 bedrooms
- Open living room with kitchen and dining area
- Balcony (8.43 m<sup>2</sup>).

The apartment also includes:

- Storage room (3.44 m<sup>2</sup>)
- Garage and outdoor parking space.

Technical specifications:

- Reinforced concrete construction
- Thermal insulation façade (ETICS, 10 cm)
- High-quality PVC joinery, lift-and-slide doors
- Electric blinds in the rooms
- Multi-split air conditioning in all rooms
- First-class ceramics and parquet flooring
- Separate electricity and water meters
- Video intercom, internet, and TV connections



**DAMAC d.o.o.**

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The building includes:

- 74 garage spaces, 82 outdoor parking spaces, and 25 covered parking spaces
- A total of 105 storage rooms
- Elevator and staircases from 4 main entrances
- Basement level with garages and communication
- Apartments from the ...