



DAMAC d.o.o.

ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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Code :	23160
Location :	Umag
Building size :	55.89 m ²
Lot size :	0 m ²
Distance from center :	500 m
Distance from sea :	700 m
Seaview :	No
Floor :	1
Number of floors :	4
Number of rooms :	1
Number of bathrooms :	1
Year of construction :	2025
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 205.000 €

In the city of Umag, within a modern residential project featuring 122 apartments, a 1st-floor apartment is for sale, with a total area of 55.89 m², including a storage unit and a parking space.

Apartment 1-08 is located on the 1st floor and consists of:

- Entrance hall
- Bathroom
- Bedroom
- Open living room with kitchen and dining area
- Balcony (11.42 m²)

Included with the apartment are:

- Storage unit (3.02 m²)
- Outdoor parking space

Technical specifications:

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

The building includes:

- 74 garage spaces, 82 outdoor, and 25 covered parking spaces



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- A total of 105 storage units
- A lift and staircases from 4 main entrances
- Basement level with garages and communication areas
- Apartments from the 1st to the 3rd floor

Location:

100-500 m from kindergartens, schools, ...