



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	26731
<b>Location :</b>	Umag
<b>Building size :</b>	108.18 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>	3
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 380.000 €

In the city of Umag, within a modern residential project comprising a total of 122 apartments, an apartment on the 3rd floor of the residential building is for sale. The apartment has a total area of 108.18 m<sup>2</sup> and is designated as 3-05. It consists of a hallway, kitchen and living room, 2 bathrooms, 3 bedrooms, as well as a balcony with an area of 9.93 m<sup>2</sup> and a loggia with an area of 11.07 m<sup>2</sup>.

The apartment comes with a storage room of 3.44 m<sup>2</sup>, two outdoor parking spaces, and one garage parking space.

The building is constructed with reinforced concrete, featuring a thermal insulation facade (ETICS 10 cm). It is equipped with high-quality PVC joinery with lift-and-slide walls, electric blinds in the rooms, multi-split air conditioning in all areas, top-class ceramics, and parquet flooring. The apartment has its own electricity and water meters, a video intercom, and connections for internet and TV.

The building offers 74 garage spaces, 82 outdoor parking spaces, and 25 covered parking spaces, totaling 105 storage units, an elevator, and staircases from four main entrances. The basement houses garages and c...