



DAMAC d.o.o.

## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	27084
<b>Location :</b>	Umag
<b>Building size :</b>	55.70 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>	1
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 205.000 €

In the city of Umag, within a modern residential project featuring 122 apartments, an apartment on the first floor of the building is for sale. The apartment has a total area of 55.70 m<sup>2</sup> and comes with a storage room and a parking space.

Apartment number 1-10 is located on the first floor and consists of:

- Entrance hall
- Bathroom
- Bedroom
- Open living room with kitchen and dining area
- Loggia (11.07 m<sup>2</sup>)

The apartment also includes:

- Storage room (3.21 m<sup>2</sup>)
- Covered 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
- Top-class ceramics and parquet flooring
- Separate electricity and water meters
- Video intercom, internet, and TV connections

The building includes:



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- 74 garage spaces, 82 outdoor, and 25 covered parking spaces
- A total of 105 storage units
- Elevator and staircases from 4 main entrances
- Basement level with garages and communication
- Apartments from the 1st to the 3rd floor

Location:

100-50...