



## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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<b>Code :</b>	28393
<b>Location :</b>	Umag
<b>Building size :</b>	88.30 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	750 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 397.350 €

### New Construction in an Excellent Location

A modern apartment is for sale in a high-quality new building located in the peaceful and exclusive neighborhood of Lovrečica, near Umag.

The property is situated in an attractive location that offers privacy, greenery, and a pleasant ambiance, while also being close to the sea and all essential amenities. The apartment is approximately 1.5 km from the center of Umag and just a few hundred meters from the coastline, making it ideal for everyday living, vacationing, or tourist rentals.

The apartment is located on the ground floor of a contemporary designed building. The complex consists of a total of 12 apartments and includes an underground garage with dedicated parking spaces. An additional value to this property is the heated swimming pool measuring 6 x 12 m located in front of the building.

The total area of the apartment is 88.30 m<sup>2</sup>.

The apartment consists of:

- Entrance hallway - 6.75 m<sup>2</sup>
- Living room - 27.85 m<sup>2</sup>
- Covered terrace - 11.30 m<sup>2</sup>
- Bedroom - 11.00 m<sup>2</sup>
- Bedroom - 10.35 m<sup>2</sup>
- Bedroom - 9.95 m<sup>2</sup>
- Bathroom - 6.10 m<sup>2</sup>



**DAMAC d.o.o.**

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- Separate WC -...